

## **Appendix B: Uniformly Applicable Development Standards, Policies, Regulatory Measures, and Conditions of Approval**

The General Plan Consistency Checklist prepared pursuant to CEQA Guidelines section 15183 for the We Are Up Project lists the mitigation measures from the Humboldt County General Plan Update Programmatic EIR (GPU PEIR), the McKinleyville Community Plan Programmatic EIR (MCCP PEIR), the Housing Element Addendum (HE Addendum), along with GPU, MCCP, HE, and Humboldt County Code (HCC) policies, standards, and implementation measures/requirements. Compliance with these policies and measures ensure that potential environmental impacts from discretionary projects, such as the We Are Up Project, are reduced to less-than-significant levels. The table below lists the PEIRs' applicable mitigation measures, and all other uniformly applicable development policies that will be implemented as conditions of approval, regulatory permit conditions, and/or project design features for the Project. To ensure that these measures and policies/standards are properly implemented, the table below includes an implementation and monitoring program that identifies the timing and responsibility for enforcing and monitoring each measure.

The Project Applicant will have the primary responsibility for monitoring and reporting the implementation of the measures and standards set forth below. The County of Humboldt's corresponding planning departments—in particular, the Humboldt County Planning and Building Department (PBD) and the Humboldt County Department of Public Works (DPW)—will have primary responsibility for monitoring and reporting the implementation of these measures and standards. Other responsible agencies will oversee implementation, monitoring, and compliance with any conditions imposed on the permits issued pursuant to their corresponding regulatory programs, including, but not limited to: the United States Army Corps of Engineers (USACE); the North Coast Regional Water Quality Control Board (NCRWQCB); the North Coast Air Quality Management District (NCAQMD); and any other responsible agencies that retain specific oversight over the resources and conditions set forth below and/or more fully described in the Guidelines 15183 Checklist.

## Standards, Conditions, and Measures – Implementation, Compliance, & Monitoring Program

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
<b>AESTHETIC RESOURCES</b>				
General Plan Update (GPU)	<b>Policy UL-P18:</b> <i>Landscaping</i>	All new residential and commercial projects shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.	The Project Description and supporting documentation describe how the proposed landscaping integrates ecological principles and processes to ensure systems for stormwater and other Site features are designed to complement and benefit the community spaces. The Site Plan shows accessible pathways throughout the Site.	Planning and Building Department (PBD) to require the Project Applicant to submit a final landscaping plan that meets these requirements for review and approval prior to issuance of a building permit for the Community Center and residential structures.
	<b>Standard UL-S5:</b> <i>Landscaping Standards</i>	Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan.	The proposed Project includes 178 parking spaces. In accordance with this standard, the Project has formulated a proposed landscaping plan for PBD review and approval.	See above.
	<b>Standard SR-S4:</b> <i>Light and Glare</i>	New outdoor lighting shall be compatible with the existing setting. Exterior lighting fixtures and street standards (both for residential and commercial areas) shall be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.	The Project Description states that exterior lighting will be installed on all buildings and in parking areas to improve safety and comply with County and Americans with Disability Act (ADA) requirements. Exterior lighting would be on poles mounted at maximum 16 feet above ground, downcast, with fixtures equipped with hoods (i.e., shielded). Lighting at the eastern side of the Project Site would be minimized to mitigate light encroachment into the undeveloped areas to the east. Outside light fixtures would be cut-off fixtures and would be located, mounted, aimed, and shielded	PBD to require the Project Applicant to submit a final lighting plan that meets these requirements for review and approval prior to issuance of a building permit for the Community Center and residential structures.

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			<p>so that direct light is not cast onto adjacent properties.</p> <p>Further, exterior lighting would be designed to protect wildlife and night-time view, including views of the night sky. The Project would be designed to be consistent with the recommendations of the International Dark-Sky Association, which includes standards for fixtures, shielding, placement, height, and illumination levels. This would ensure lighting is contained within the Site and does not cause significant lighting and glare impacts for surrounding land uses and sensitive habitats.</p>	
	<b>Standard IS-S9:</b> <i>Street Lighting</i>	Where development is required to install streetlights, they shall be designed to block upward transmission of light, avoid light trespass, and achieve design illumination in prescribed areas with limited scatter.	<p>The Project Description states that exterior lighting will be installed on all buildings and in parking areas to improve safety and comply with County and Americans with Disability Act (ADA) requirements. Exterior lighting would be on poles mounted at maximum 16 feet above ground, downcast, with fixtures equipped with hoods (i.e., shielded). Lighting at the eastern side of the Project Site would be minimized to mitigate light encroachment into the undeveloped areas to the east. Outside light fixtures would be cut-off fixtures and would be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent properties.</p> <p>Further, exterior lighting would be designed to protect wildlife and night-time view, including views of the night</p>	See above.

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			sky. The Project would be designed to be consistent with the recommendations of the International Dark-Sky Association, which includes standards for fixtures, shielding, placement, height, and illumination levels. This would ensure lighting is contained within the Site and does not cause significant lighting and glare impacts for surrounding land uses and sensitive habitats.	
	<b>Implementation Measure SR-IM5:</b> <i>Lighting Design Guidelines</i>	<p>Require new development and projects that would make significant parking lot improvements or add new exterior lighting to submit a lighting plan consistent with these guidelines. Lighting design guidelines should address:</p> <p>A. Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre.</p> <p>B. Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc.</p> <p>C. Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition, signs should be white or light colored lettering on dark backgrounds.</p> <p>D. Night Lighting – Hours of operation for various uses shall be specified in order to prohibit all night lighting except when warranted for public safety reasons. On demand lighting shall be encouraged.</p> <p>E. Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones.</p>	<p>The exterior lighting in the Project Description is consistent with these design guidelines (see details above).</p> <p>The Project Applicant will submit a final lighting plan reflecting compliance with these guidelines to PBD for review and approval.</p>	<p>PBD to require the Project Applicant submit a final lighting plan that meets these requirements prior to issuance of a building permit for the Community Center and residential structures.</p> <p>PBD to verify the Project installs all exterior lighting in a manner that meets these requirements prior to issuance of a Certificate of Occupancy.</p>

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		F. Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.		
<b>GPU Programmatic EIR (GPU PEIR)</b>	<b>Mitigation Measure 3.16.3.3.a</b>	<p>In order to minimize light trespass, light pollution, and glare, new development and projects that would make significant parking lot improvements or add new lighting would be required to prepare a lighting plan. The following new program would need to be added to the Scenic Resources Chapter of the Conservation and Open Space Element:</p> <p><b>SR-IMX. Lighting Design Guidelines.</b> Amend the Zoning Regulations to include lighting design guidelines for discretionary projects. Require new development and projects that would make significant parking lot improvements or add new exterior lighting to submit a lighting plan consistent with these guidelines. Lighting design guidelines should address:</p> <p>A. Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre.</p> <p>B. Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc.</p> <p>C. Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition, signs should be white or light colored lettering on dark backgrounds.</p> <p>D. Night Lighting – Hours of operation for various uses shall be specified in order to prohibit all night lighting except when warranted for public safety reasons. On demand lighting shall be encouraged.</p>	<p>The exterior lighting in the Project Description is consistent with the design guidelines (see details above).</p> <p>The Project Applicant will submit to PBD for review and approval a final lighting plan reflecting compliance with these guidelines.</p>	See above.

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		<p>E. Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones.</p> <p>F. Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.</p>		
<b>McKinleyville Community Plan (MCCP)</b>	<b>Policy 2642.8</b>	All designs shall screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant plants should be used.	The Project's Site Plan incorporates the proposed Orchard and Garden by providing interconnected accessible pathways throughout the Site. The landscaping plan features a planting palette of native trees and shrubs intended to attract local and native birds, butterflies, and other pollinators.	PBD to require the Project Applicant submit a final landscaping plan that meets these requirements prior to issuance of a building permit for the Community Center and residential structures.
	<b>Policy 2652.1</b>	Landscaping shall be required for new development which creates five (5) or more new parking spaces.	The proposed Project includes 178 parking spaces. In accordance with this standard, the Project includes a proposed landscaping plan for review and approval, which will be implemented during Project construction and maintained during Project operation.	See above.
	<b>Policy 2652.2</b>	<p>The landscaping policy shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</p> <p>A. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire-resistant species where feasible.</p> <p>B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.</p>	The Project includes a landscaping plan, which incorporates these required elements, including lawn areas, existing trees, proposed use of native and fire-resistant plantings, measures for protecting topsoil during Project construction, and how all landscaping will be maintained during the life of the Project and Project operations.	See above.

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		C. The landscape plan shall include a maintenance plan which specifies the person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.		
<b>McKinleyville Community Plan PEIR</b>	<b>Measure 4.9.4.3</b>	<p>The County of Humboldt shall continue to administer the protective measures as established in the County Code with respect to light and glare. These standards include:</p> <ul style="list-style-type: none"> <li>- Requiring that all site lighting be shielded or directed so as to not cause glare or adverse lighting conditions to surrounding properties.</li> <li>- Analysis, avoidance, and mitigation of project-related light and glare which pose a significant effect on the environment as required under CEQA.</li> </ul>	<p>The exterior lighting in the Project Description is consistent with the design guidelines (see above).</p> <p>The Project Applicant will submit a final lighting plan reflecting compliance with these guidelines to PBD for review and approval.</p>	PBD to verify installation of exterior lighting meeting these requirements prior to issuance of a Certificate of Occupancy.
<b>AGRICULTURAL RESOURCES</b>				
<b>McKinleyville Community Plan (MCCP)</b>	<b>Policy 2523.B</b>	<p>Conflicts shall be minimized between agricultural and urban land uses through all of the following:</p> <ul style="list-style-type: none"> <li>- By developing available lands not suited for agriculture, or those located within the Urban Development and Expansion Areas, prior to the conversion of agricultural lands outside of those areas.</li> </ul>	The Project Site is located within an Urban Development Area and proposes development on lands not generally suited for agriculture; and, therefore, does not conflict with the MCCP's intended/zoned agricultural uses.	N/A.
<b>Humboldt County Code (HCC)</b>	<b>HCC § 314.43.3.4 – Animal Density</b>	Animal keeping in RS, R-1, R-2, R-3, and R-4 Zones shall be limited according to the Animal Density Table. The Animal Density Table is incorporated into this section, and all references to this section shall include references to it.	The Project's onsite livestock-type animals will be housed in the proposed Barn will not exceed the types or	Conditions of approval require conformance with the approved Project Description for the life of the Project.

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		<ul style="list-style-type: none"> <li>- Large domestic bovine and equine animals - One (1) acre - Two (2) animals plus one (1) animal for each additional twenty thousand (20,000) square feet of lot area</li> <li>- Medium sized domestic animals, such as sheep, pigs, and goats - 10,000 square feet - Two (2) animals plus one (1) animal for each additional three thousand (3,000) square feet of lot area</li> <li>- Small domestic animals such as rabbits and poultry - 5,000 square feet - Ten (10) animals plus one (1) animal for each additional five hundred (500) square feet of lot area</li> <li>- Household pets limited to dogs and cats - No minimum lot size - R-1, R-2 - limit four (4) animals</li> <li>- Note: No crowing rooster may be kept in any RS, R-1, R-2, R-3, or R-4 Zone.</li> </ul>	numbers prescribed by the Animal Density Table.	
	<b>HCC § 314-43.4.6</b> – <i>Animal Enclosure Setbacks</i>	<p>In addition to conforming with all applicable yard requirements, enclosures for animals in residential zones (RS, R-1, R-2, R-3, R-4) shall have the minimum setbacks specified in the Animal Enclosure Table.</p> <ul style="list-style-type: none"> <li>- Distance from Dwelling: 50 feet (large); 50 feet (medium); 25 feet (small)</li> <li>- Distance from Front Lot Line: 50 feet (large); 50 feet (medium); 50 feet (small)</li> <li>- Distance from Side Lot Line: 20 feet (large); 20 feet (medium); 10 feet (small)</li> <li>- Distance from Rear Lot Line: 20 feet (large); 20 feet (medium); 10 feet (small)</li> </ul>	The Project Site Plan shows all animal enclosures, including the proposed Barn and fencing, will comply with minimum setback requirements.	PBD to verify all animal enclosures comply with minimum setback requirements prior to issuance of the building permit for the Community Center and residential structures.
	<b>HCC § 314-43.3.7:</b> <i>General Health Regulations</i>	Animal keepers must maintain all shelters, coops, cages, runs, corrals and yards in a clean and sanitary condition. Certification by the Health Officer or Representative shall be	As indicated in the Project Description, the Project's onsite animal enclosures will	Conditions of approval require conformance with the approved



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		prima facie evidence that the premises are in an unsanitary condition.	be maintained in a clean and sanitary condition.	Project Description for the life of the Project.
<b>AIR QUALITY</b>				
<b>General Plan Update (GPU)</b>	<b>Policy AQ-P4:</b> <i>Construction and Grading Dust Control</i>	<p>Dust control practices on construction and grading sites shall achieve compliance with NCAQMD fugitive dust emission standards. The contractor shall implement the following BMPs during construction:</p> <ul style="list-style-type: none"> <li>- All exposed surfaces (e.g., parking areas, staging areas, soil piles, active graded areas, excavations, and unpaved access roads) shall be watered two times per day in areas of active construction as necessary.</li> <li>- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>- All vehicle speeds on unpaved roads shall be limited to 15 mph, unless the unpaved road surface has been treated for dust suppression with water, rock, wood chip mulch, or other dust prevention measures.</li> <li>- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li> <li>- Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear</li> </ul>	The Project will comply with all conditions of approval that require the Project to be constructed consistent with the NCAQMD's required fugitive dust control regulations. The Project Applicant will require that the construction contractor implement these BMPs during Project construction activities.	<p>PBD shall impose all applicable NCAQMD fugitive dust BMPs as conditions of Project approval.</p> <p>PBD to verify the Project's compliance with required fugitive dust emission standards during grading and construction.</p> <p>To the extent necessary, the Project will also obtain a Permit to Construct from NCAQMD prior to commencing Project construction activities.</p>

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		<p>signage shall be provided for construction workers at all access points.</p> <ul style="list-style-type: none"> <li>- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications.</li> <li>- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 24 hours.</li> </ul>		
	<b>Policy AQ-P5:</b> <i>Air Quality Impacts from New Development</i>	During environmental review of discretionary permits, reduce emissions of air pollutants from new commercial and industrial development by requiring feasible mitigation measures to achieve the standards of the NCAQMD.	Because the Project will not have significant air quality impacts, additional mitigation measures are not required. However, the Project will comply with conditions of approval by requiring all construction contractors to implement the NCAQMD BMPs during Project construction activities.	See above.
	<b>Policy AQ-P7:</b> <i>Interagency Coordination</i>	<p>Coordinate with the NCAQMD early in the permit review process to identify expected regulatory outcomes and minimize delays for projects involving:</p> <p>A. CEQA environmental review;</p> <p>B. Building demolition projects that may involve removal of asbestos-containing material subject to National Emission Standards for Hazardous Air Pollutants (NESHAP); and</p> <p>C. Grading and mining operations subject to State Airborne Toxic Control Measures (ATCM) for naturally occurring asbestos.</p> <p>Rely on the air quality standards, permitting processes, and enforcement capacity of the NCAQMD to define thresholds of significance and set adequate mitigations under CEQA to the maximum extent allowable.</p>	The County sent a referral to NCAQMD on November 13, 2024, requesting the agency's review of the Project and any recommendations. The referral included the Project's proposed Site Plan and Project Description. Although the County has not received a response, the Project will implement NCAQMD's BMPs as conditions of Project approval to ensure air quality impacts remain at less-than-significant levels during Project construction activities.	See above.

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	<b>Standard AQ-S1:</b> <i>Construction and Grading Dust Control</i>	Ground disturbing construction and grading shall employ fugitive dust control strategies to prevent visible emissions from exceeding NCAQMD regulations and prevent public nuisance.	The Project will comply with all conditions of approval that require the Project to be constructed consistent with the NCAQMD's required fugitive dust control regulations. The Project Applicant will require that the construction contractor implement these BMPs during Project construction activities.	PBD shall impose all applicable NCAQMD fugitive dust BMPs as conditions of Project approval.  PBD to verify the Project's compliance with required fugitive dust emission standards during grading and construction.  To the extent necessary, the Project will also obtain a Permit to Construct from NCAQMD prior to commencing Project construction activities.
	<b>Standard AQ-S6:</b> <i>Preservation and Replacement of On-site Trees</i>	Large scale residential, commercial and industrial projects which remove a significant number of large trees (for example, more than 50 trees of greater than 12 inches DBH) shall plant replacement trees on-site or provide offsetting carbon mitigations.	The Project will not remove a significant number of large trees. For any non-large trees that will be removed, those trees will be replaced as reflected in the Project's landscaping plan, including via planting of native trees and shrubs, as well as fruit-producing trees throughout the Project Site.	PBD to verify the Project installs all onsite landscaping in a manner that meets these requirements and in accordance with the approved landscaping plan prior to issuance of a Certificate of Occupancy.
	<b>Implementation Measure AQ-IM2:</b> <i>North Coast Air Quality Management Permitting Coordination</i>	The County shall maintain efficient and timely procedures for project referral to NCAQMD for review and consultation.	The County sent a referral to NCAQMD on November 13, 2024, requesting the agency's review and recommendations.	To the extent necessary, the Project will also obtain a Permit to Construct from NCAQMD prior to commencing Project construction activities.
<b>Regulatory Program Compliance Measure</b>	<b>Compliance with National Emissions Standards for Hazardous Air Pollutants</b>	Prior to demolition of any existing remaining structures, a hazardous materials survey is required to assess the structures in compliance with United States Environmental Protection Agency (USEPA) National Emissions Standards for Hazardous Air Pollutants (NESHAP) requirements. Identified hazardous materials, if any and as required, would be removed from the structures by a licensed	The Project Applicant will submit a hazardous materials survey that meets NESHAP requirements. The Applicant will retain a licensed contractor, who shall remove identified hazardous materials prior to commencement of demolition activities. The contractor shall also	PBD to review the Project Applicant's hazardous materials survey to ensure it meets these requirements prior to issuance of a demolition permit.

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	<b>(NESHAP) requirements</b>	contractor prior to commencement of demolition. The structures would be demolished using one or more crawler excavator(s) and other appropriate equipment. Open excavations and trenches would be backfilled with clean, compacted fill. The site would then be graded to match the surrounding topography.	complete any and all remaining required tasks.	PBD to monitor compliance with these requirements during demolition of structures.
<b>Regulatory Permit Condition</b>	<b>Compliance with Air Quality BCMS/BMPs</b>	<p>The contractor shall implement the following BMPs during construction:</p> <ul style="list-style-type: none"> <li>- All exposed surfaces (e.g., parking areas, staging areas, soil piles, active graded areas, excavations, and unpaved access roads) shall be watered two times per day in areas of active construction as necessary.</li> <li>- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>- All vehicle speeds on unpaved roads shall be limited to 15 mph, unless the unpaved road surface has been treated for dust suppression with water, rock, wood chip mulch, or other dust prevention measures.</li> <li>- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li> <li>- Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear</li> </ul>	The Project will comply with conditions of approval that require the Project to be constructed consistent with these BMPs. As part of the contract bidding and approval process, the Project Applicant will require that the construction contractor implement these BMPs during Project construction activities.	<p>PBD to impose these BMPs as conditions of Project approval. PBD to verify compliance with BMPs during the Project's grading and construction activities.</p> <p>To the extent necessary, the Project will also obtain a Permit to Construct from NCAQMD prior to commencing Project construction activities.</p>

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		<p>signage shall be provided for construction workers at all access points.</p> <ul style="list-style-type: none"> <li>- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications.</li> <li>- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 24 hours.</li> </ul>		

**BIOLOGICAL RESOURCES**

<b>General Plan Update (GPU)</b>	<b>Policy BR-P6:</b> <i>Development within Streamside Management Areas</i>	Development within Streamside Management Areas (SMAs) shall only be permitted where mitigation measures (Standards BR-S8 - Required Mitigation Measures, BR-S9 - Erosion Control, and BR-S10 - Development Standards for Wetlands) have been provided to minimize any adverse environmental effects, and shall be limited to uses as described in Standard BR-S7 - Development within Streamside Management Areas.	<p>The Project Applicant retained an expert consultant to prepare a Biological Resources Report, which contains a Wetland Habitat Mitigation and Monitoring Plan (WHMM Plan) (Appendix C.1) for the Project. The WHMM Plan protects the Site's SMAs by locating all development outside of those areas, except for riparian planting and stormwater detention basins. The Project's riparian plantings will enhance biological resources by restoring the riparian tree canopy. The Project's stormwater detention basins will enhance riparian areas by preventing direct discharge of runoff from upslope development into Mill Creek.</p> <p>The WHMM Plan was reviewed and approved by the US Army Corps of Engineers (USACE) and the North Coast Regional Water Quality Control Board (NCRWQCB). The agencies incorporated</p>	<p>Prior to approving and issuing a building permit, PBD shall require that the Project Applicant submit a final site plan for review and approval that shows no development within the site's SMAs, except for riparian planting and stormwater detention basins.</p> <p>The USACE and NCRWQCB will enforce all WHMM Plan development standards and measures as regulatory permit conditions under the CWA and will monitor the Project's conformance with those measures during Project construction and operation activities.</p>
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			the WHMM Plan's recommended universal development policies and BMPs as regulatory permit conditions pursuant to those permits that each agency issued under the Clean Water Act (CWA).	
	<b>Policy BR-P12:</b> <i>Agency Review</i>	The County shall request the California Department of Fish and Wildlife, as well as other appropriate trustee agencies and organizations, to review plans for development within Sensitive Habitat, including Streamside Management Areas. The County shall request NOAA Fisheries or U.S. Fish and Wildlife Service to review plans for development within critical habitat if the project includes federal permits or federal funding. Recommended mitigation measures to reduce impacts below levels of significance shall be considered during project approval, consistent with CEQA.	The Project Applicant and the County requested that the USACE, NRWQCB, and California Department of Fish and Wildlife (CDFW) review the Project and propose any recommended measures or conditions that could be imposed via each permit issued by each agency. The WHMM Plan was reviewed and approved by the USACE and NRWQCB, who will enforce the Plan's recommended measures as conditions of the CWA permits each agency has issued for the Project.	USACE and NRWQCB will monitor the Project's compliance with all wetland protection conditions imposed via each agency's CWA permit during Project construction activities.
	<b>Policy BR-S1:</b> <i>Development Excluded from</i>	Proposed development occurring within areas containing sensitive habitats shall be subject to the conditions and requirements of this chapter except for these exclusions	The Project will implement and comply with all recommendations and measures required by the approved WHMM Plan	As a condition of Project Approval, PBD shall require that the Project comply with the regulatory permit

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	<i>Sensitive Habitat Policies</i>	<p>(which do not preempt other County regulations or those of other agencies):</p> <p>A. Timber management and harvest activities conducted under the California Forest Practice Act (Z'Berg-Nejedly) and Rules or activities exempt from local regulation as per California Public Resources Code 4516.5(d). These standards shall not be used to reduce buffers specified under the State Forest Practice Rules and mining activities pursuant to Surface Mining and Reclamation Act.</p> <p>B. Any area proposed for development, which upon examination of the biological resource maps and field inspection is not actually within or does not contain the indicated habitat.</p> <p>C. Agricultural practices which are principally permitted within the zone shall not be considered development for the purposes of this standard.</p>	as regulatory CWA permit conditions enforced by USACE and NCRWQCB.	<p>conditions imposed by USACE and NCRWQCB pursuant to the CWA.</p> <p>Prior to approving and issuing a building permit, PBD shall require that the Project Applicant submit a final site plan for review and approval that shows no development within the site's SMAs, except for riparian planting and stormwater detention basins.</p> <p>USACE and RWQCB will monitor the Project's compliance with the WHMM Plan and all wetland protection conditions imposed via each agency's CWA permit during Project construction activities.</p>
	<b>Standard BR-S2:</b> <i>Agency Consultation</i>	For discretionary projects with potential to impact critical, or sensitive habitats, the County will seek specific recommendations from the appropriate agencies, as applicable to the specific project location, class of development, or natural resource involved	See above.	See above.
	<b>Standard BR-S7:</b> <i>Development within Streamside Management Areas</i>	<p>Development within Streamside Management Areas may be approved where consistent with Policy BR-P6, Development within Streamside Management Areas, and shall be limited to the following uses:</p> <p>A. Development permitted within stream channels per BR-S6, Development within Stream Channels.</p> <p>B. Timber management and harvest activities under a timber harvesting plan or non-industrial timber management plan, or activities exempt from local regulation as per California Public Resources Code 4516.5(d).</p>	The Project protects SMAs by locating development outside of these areas, except for riparian planting and stormwater detention basins. The Project's riparian plantings will enhance the site's biological resources by restoring the riparian tree canopy. The Project's stormwater detention basins will enhance the site's riparian areas by preventing direct discharge of runoff from upslope development into Mill Creek.	<p>Prior to approving and issuing a building permit, PBD shall require that the Project Applicant submit a final site plan for review and approval that shows no development within the site's SMAs, except for riparian planting and stormwater detention basins.</p> <p>As a condition of Project Approval, PBD shall require that the Project comply with the regulatory permit conditions imposed by USACE and</p>

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		<p>C. Road, bridge, and trail replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.</p> <p>D. Removal of vegetation for disease control or public safety purposes.</p> <p>E. Normal, usual and historical agricultural practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.</p> <p>F. Normal, usual and historical agricultural and surface mining practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.</p>		NCRWQCB pursuant to the CWA. USACE and RWQCB will monitor the Project's compliance with the WHMM Plan and all wetland protection conditions imposed via each agency's CWA permit during Project construction activities.
	<b>Standard BR-S8:</b> <i>Required Mitigation Measures</i>	<p>Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:</p> <p>A. Retaining snags unless felling is required by CAL-OSHA, by CAL FIRE forest and fire protection regulations or for public health and safety reasons. The felling must be approved by the Planning Director. Felled snags shall be left on the ground if consistent with fire protection regulations and the required treatment of slash or fuels.</p> <p>B. Retain live trees with visible evidence of current or historical use as nesting sites by hawks, owls, eagles, osprey, herons, kites or egrets.</p> <p>C. Erosion control measures (as per Standard BR-S9-Erosion Control).</p> <p>D. Maximum feasible retention of overstory canopy in riparian corridors.</p>	Because the Project will not have significant impacts to biological resources that are peculiar to the Project and/or Project Site, additional mitigation measures are not required. Instead, and as described in detail above, the Project will comply with the regulatory permit conditions imposed by USACE and the NCRWQCB via the permits each agency has issued the Project under the CWA. These conditions (described more fully below) include universally applicable development standards and standard regulatory permit conditions that address erosion control, wetland protection, and riparian management.	See above.
	<b>Standard BR-S9:</b> <i>Erosion Control</i>	Erosion control measures for development within Streamside Management Areas shall include the following:	The Project will comply with the erosion control measures implemented by the CWA permits issued by the USACE and	As a condition of Project Approval, PBD shall require that the Project comply with the regulatory permit



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		<p>A. During construction, land clearing and vegetation removal will be minimized, following the provisions of the Water Resources Element and the standards listed here.</p> <p>B. Consistent with BR-S8, construction sites with at least 100 square feet of exposed soil will be planted or seeded as appropriate per mitigations as recommended in writing by the lead agency with native or non-invasive vegetation and mulched with natural or chemical stabilizers to aid in erosion control and ensure revegetation.</p> <p>C. Long slopes will be minimized to increase infiltration and reduce water velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching, and berm construction.</p> <p>D. Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, non-erodible channels, diversion dikes, interceptor ditches, slope drains, or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters may be installed to prevent erosion at the point of discharge, where discharge is to natural ground or channels.</p> <p>E. Runoff shall be controlled to prevent erosion by on-site or off- site methods. On-site methods include, but are not limited to, the use of infiltration basins, percolation pits, or trenches. On-site methods are not suitable where high groundwater or slope stability problems would inhibit or be aggravated by on-site retention or where retention will provide no benefits for groundwater recharge or erosion control. Off-site methods include detention or dispersal of runoff over non-erodible vegetated surfaces where it would not contribute to downstream erosion or flooding.</p> <p>F. Disposal of silt, organic, and earthen material from sediment basins and excess material from construction will be disposed of out of the Streamside Management Area to</p>	<p>NCRWQCB to ensure all wetlands remain protected during Project construction activities.</p>	<p>conditions imposed by USACE and NCRWQCB pursuant to the CWA, such as by requiring all approved bids for construction contractors to verify that the approved contractor will implement and comply with these measures.</p> <p>USACE and RWQCB will monitor the Project's compliance with the WHMM Plan and all erosion control BMPs imposed via each agency's CWA permit during Project construction activities.</p>

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		<p>comply with California Department of Fish and Wildlife and the North Coast Regional Water Quality Control Board requirements.</p>		
	<p><b>Standard BR-S10:</b> <i>Development Standards for Wetlands</i></p>	<p>Development standards for wetlands shall be consistent with the standards for Streamside Management Areas, as applicable except that the widths of the SMA for wetlands are as follows:</p> <ul style="list-style-type: none"> <li>- seasonal wetlands = 50 ft.</li> <li>- perennial wetlands = 150 ft.</li> </ul> <p>and the setback begins at the edge of the delineated wetland.</p> <p>Buffers may be reduced based on site specific information and consultation with the California Department of Fish and Wildlife.</p> <p>No buffer shall be required for man-made wetlands except wetlands created for mitigation purposes.</p>	<p>Rather than establishing wetland setback buffers, the Project proposes to reduce wetland impacts through Project Design Features, which include the design and placement of all-weather walking paths, landscaping, and low-impact development (LID) features. Together, these features will separate the site's wetland areas from the Project's residential, commercial, and outdoor recreation uses.</p> <p>The Site Plan shows how these design features naturally buffer wetlands from other uses occurring on the site. For example, an unimproved nature trail providing access to an attractive grove of Redwood trees will direct visitors to this unique feature of the Project site via a gravel pathway so they will not have to cross the wetlands to get to it.</p> <p>Fences will also be used around the Barn and animal enclosure adjacent to the Barn to prevent the barnyard animals, residents, and visitors from traversing or crossing through nearby wetlands.</p> <p>The Project's LID improvements mimic predevelopment hydrology by being designed to avoid direct discharge into wetlands or riparian areas, with stormwater routed through vegetated</p>	<p>PBD to verify the Project's installation of walking paths, landscaping, and LID features meet these requirements prior to issuance of a Certificate of Occupancy.</p>

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			swales and detention basins before it reaches the wetlands.	
<b>McKinleyville Community Plan (MCCP)</b>	<b>Policy 3422.18:</b> <i>Development Within Wetland Buffer Areas</i>	<p>To prevent land uses or development which may degrade adjacent wetlands, all development within the wetland buffer shall include the following mitigation measures:</p> <ul style="list-style-type: none"> <li>A. No more than 25% of the lot surface shall be made effectively impervious by development activities.</li> <li>B. The release rate of storm runoff to adjacent natural wetlands, in any size storm, shall not exceed the natural rate of storm runoff for a 50-year storm of 10-minute duration.</li> <li>C. Stormwater outfalls, culverts, gutters, and other similar facilities, shall be dissipated.</li> <li>D. Septic systems or alternative waste disposal systems must meet standards of the Humboldt-Del Norte Health Department and the Regional Water Quality Control Board.</li> <li>E. Areas disturbed during construction, grading, or related activities within 100 feet of the boundary of the wetland in areas outside of the Urban Development Area, and 50 feet of the boundary of the wetland in areas within the Urban Development Area, shall be restored to original contours and sufficiently and promptly replanted with vegetation naturally occurring in the immediate area.</li> <li>F. Development and construction shall minimize cut and fill operations and erosion and sedimentation potentials through construction of temporary and permanent sediment basins, seeding or planting bare soil, diversion of run-off away from graded areas and areas heavily used during construction,</li> </ul>	See above.	See above.

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		and avoidance of grading in the buffer areas during the rainy season (November to April).		
<b>McKinleyville Community Plan PEIR</b>	<b>Measure 4.5.4.1</b>	<p>The County of Humboldt shall continue to administer the biological resources protective measures established in Chapter 3420 of the Framework General Plan, for Streamside Management Areas and other sensitive habitat areas, including:</p> <ul style="list-style-type: none"> <li>- Referral and consultation on applications for development projects within the California Department of Fish and Game, the U.S. Fish and Wildlife Service, and other relevant trustee agencies.</li> <li>- Provisional use and location regulations with respect to proximity to sensitive areas.</li> <li>- Requisite mitigation measures to accompany authorized developments within sensitive habitat areas.</li> </ul>	The County referred the Project to and consulted with the USACE, RWQCB, CDFW, and the Tribes to determine and devise any and all feasible conditions of approval, uniformly applicable development standards, and regulatory program/permit conditions to be implemented on the Project.	<p>PBD to require the site plan submitted for building permit approval shows no development within SMA's except for riparian planting and stormwater detention basins.</p> <p>Riparian planting will be monitored for compliance by the USACE and RWQCB during project construction</p>
<b>Humboldt County Code (HCC)</b>	<b>HCC § 314-61.1.5:</b> <i>Streamside Management Areas and Wetlands Ordinance</i>	Development as defined in the General Plan within or affecting SMAs, wetlands or other wet areas not exempted under Section 314-61.1.4 shall require a permit pursuant to an application for development within SMAs, wetlands or other wet areas and processed as a special permit pursuant to the Humboldt County Zoning Regulations (Section 312-3.1.1 et seq.). For those activities subject to these regulations and conducted by the County Department of Public Works, the Director of the Department (of Public Works) shall be responsible for the environmental review and public notice requirement, be empowered to approve and issue a special permit following the making of findings, be empowered to meet with and work out solutions with impacted parties, and be required to provide notice and staff support to the Planning Commission when a hearing is requested. The impacted parties shall have a mandatory meeting with the Department of Public Works in an attempt to work out any	The Applicant will seek a Special Permit (SP) to authorize the proposed riparian plantings and stormwater detention basins in the Streamside Management Area, wetland fill, wetland setback modifications, and wetland restoration.	PBD to require approval of a Special Permit prior to issuance of building and/or grading permits.

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		issues before a hearing is requested or an appeal to the Planning Commission is filed.		
	<b>HCC § 314-61.1.9.:</b> <i>Streamside Management Areas and Wetlands Ordinance</i>	<p>Development within Streamside Management Areas shall be limited to the following:</p> <ul style="list-style-type: none"> <li>- Development permitted within stream channels. (See 61.1.9.1.)</li> <li>- Timber management and harvests activities under a timber harvesting plan or nonindustrial timber management plan, or activities exempt from local regulation as per California Public Resources Code Section 4516.5(d) as well as noncommercial cutting of firewood and clearing for pasturage, provided: (a) cottonwoods are retained, and (b) remaining willows and alders, as well as other unmerchantable hardwoods or shrubs, are to be protected from unreasonable damage.</li> <li>- Road and bridge replacement or construction, where the length of the road within the SMA shall be minimized, and when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.</li> <li>- Removal of vegetation for disease control or public safety purposes.</li> <li>- Normal and usual agricultural and surface mining practices and uses which are principally permitted within the SMA shall not be considered development for the purposes of this standard.</li> </ul>	<p>The Project protects SMAs by locating development outside of these areas except for riparian planting and stormwater detention basins.</p> <p>The Project Description includes a Special Permit (SP) to authorize the proposed riparian plantings in the SMA. Riparian planting within the SMA is described in the WHMM Plan, which has been reviewed and approved by the USACE and RWQCB. The recommended measures set forth in the WHMM Plan have been incorporated as conditions of approval into the CWA permits issued by those agencies.</p>	<p>PBD to require the site plan submitted for building permit approval shows no development within SMAs, except for riparian planting and stormwater detention basins.</p> <p>As a condition of Project Approval, PBD shall require that the Project comply with the regulatory permit conditions imposed by USACE and NCRWQCB pursuant to the CWA, such as by requiring all approved bids for construction contractors to verify that the approved contractor will implement and comply with these measures.</p> <p>For example, riparian planting within the SMA is described in the WHMM Plan and will be monitored for compliance by the USACE and RWQCB during project construction.</p>
	<b>HCC § 314-61.1.11:</b> <i>Prohibited Activities</i>	The following prohibitions pertain to all development and related activities within Streamside Management Areas, wetlands and/or other wet areas within the County:	Riparian planting and stormwater detention basins within the SMA is described in the WHMM Plan, which has been reviewed and approved by the USACE and RWQCB. The WHMM Plan	See above.

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		<ul style="list-style-type: none"> <li>- The discharge of soil, vegetation, or other organic or inorganic material from any development activity, except those authorized pursuant to the County's Streamside Management Area Ordinance, on site or off site, into any streamside management or other wet area in quantities deleterious to fish, wildlife, or other beneficial uses is prohibited.</li> <li>- The placement of soil, vegetation, or other organic or inorganic material from any development activity, except those authorized pursuant to the County's Streamside Management Area Ordinance, on site or off site, where such material could pass into any streamside management or other wet area in quantities which could be deleterious to fish, wildlife, or other beneficial uses.</li> </ul>	does not propose any of the listed prohibited activities.	
	<b>HCC § 314-61.1.13:</b> <i>Biological Report Required</i>	An application proposing development activities within a SMA or Other Wetland Area shall include a site-specific biological report prepared consistent with these regulations. The written report prepared by a qualified biologist shall be referred to CDFG for review and comment. If no reply is received from CDFG within ten (10) working days of the date of the referral, it shall be assumed that the report satisfies CDFG requirements.	A wetlands-specific biological report was prepared for the Project. The report was referred to CDFW for review and comment. The report and accompanying WHMM Plan incorporate all recommendations presented by CDFW, which will be incorporated and enforced as conditions of the CWA permits issued by USACE and NCRWQCB.	<p>As a condition of Project Approval, PBD shall require that the Project comply with the regulatory permit conditions imposed by USACE and NCRWQCB pursuant to the CWA, such as by requiring all approved bids for construction contractors to verify that the approved contractor will implement and comply with these measures.</p> <p>USACE and RWQCB will monitor the Project's compliance with the WHMM Plan and all erosion control BMPs imposed via each agency's CWA permit during Project construction activities.</p>

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	<b>HCC § 314-61.1.14:</b> <i>Incorporation of Recommendations as Conditions</i>	The recommendations contained within the written report shall be incorporated into any development permit as conditions of approval by the Responsible Department.	The conditions recommended by the Biological Resources Report and WHMM Plan have been incorporated as regulatory conditions to the CWA permits issued by USACE and NCRWQCB for the Project. These conditions are described in more detail above. The Project will comply with them by requiring, as part of the contract bidding and approval process, that all construction contractors implement and abide by these conditions.	See above.
<b>Standard Condition of Project Approval</b>  <b>Regulatory Permit Compliance Measure</b>	<b>Proposed Condition BIO-01:</b> <i>Avoidance and Minimization Measures to Protect Special Status Mammals</i>	<p>Removal of confirmed or presumed-occupied bat roost habitat (the buildings planned for demolition) may occur only during seasonal periods of bat activity (when bats are volant, i.e., able to leave roosts) between March 1 and April 15 or September 1 and October 15, when evening temps rise above 45 F, and when no rainfall greater than ½ inches has occurred in the last 24 hours.</p> <ul style="list-style-type: none"> <li>- If trees or structures cannot be removed during the volant period, i.e., Project activities occur during the bat maternity season which generally occur April 16th through August 30th, a qualified biologist shall conduct surveys within suitable habitat for special status bats. Survey methodology shall include visual examination with binoculars and may optionally utilize ultrasonic detectors to determine if special status bat species utilize the vicinity.</li> <li>- Surveys shall be conducted by a qualified biologist within seven days prior to construction in any areas where potential maternity roosts may be disturbed/removed. The preconstruction surveys for bats may coincide with pre-construction surveys for other animals. Surveys shall include a</li> </ul>	<p>This condition was proposed in the WHMM Plan that was reviewed and approved by the USACE and the NCRWQCB, and has been incorporated as a regulatory condition in the CWA permits each agency respectively issued for the Project. Accordingly, the Project must comply with this condition pursuant to those CWA permits.</p> <p>The Applicant will do so by retaining requisite biologists to conduct surveys, as required by this condition, and following any/all recommendations promulgated by that biologist based on the results of the survey.</p>	<p>As a condition of Project Approval, PBD shall require that the Project comply with the regulatory permit conditions imposed by USACE and NCRWQCB pursuant to the CWA, such as by requiring all approved bids for construction contractors to verify that the approved contractor will implement and comply with these measures.</p> <p>USACE and RWQCB will monitor the Project's compliance with the WHMM Plan and all erosion control BMPs imposed via each agency's CWA permit during Project construction activities.</p> <p>PBD shall also ensure the Project Applicant receives and agrees to conditions of approval prior to approval of any County-issued permit (e.g., the CUP, SP, etc.).</p>

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p>visual inspection of the impact area and any large trees/snags with cavities or loose bark or crevices within infrastructure. If the presence of a maternity roost is confirmed, an appropriate buffer distance would be established in consultation with CDFW to ensure that construction noise would remain below disturbance thresholds for bats. If no bat utilization or roosts are found, then no further study or action is required. If bats are found to utilize the BSA, or presence is assumed, a bat specialist should be engaged to advise the best method to prevent impact.</p> <ul style="list-style-type: none"> <li>- Project-related construction lighting shall be minimized if any construction occurs at night, either contained within structures or limited by appropriate reflectors or shrouds and focused on areas needed for safety, security or other essential requirements.</li> <li>- Potential locations for White-footed Vole nesting will be inspected within the BSA within a week of construction commencing. This includes under rocks and logs within the Project vicinity.</li> <li>- All trees planned for removal will be marked and a qualified biologist will thoroughly inspect them for signs of the species' inhabitation within a week of removal.</li> </ul>		
Standard Condition of Project Approval Regulatory Permit	<b>Proposed Condition BIO-02:</b> <i>Avoidance and Minimization Measures to Protect Special Status Birds</i>	<p>If feasible, ground disturbance and vegetation clearing shall be conducted during the fall and/or winter months and outside of the avian nesting season (which is generally assumed to occur between March 15 – August 15) to avoid any direct effects to special-status and protected birds.</p> <ul style="list-style-type: none"> <li>- If ground disturbance or vegetation clearing cannot be confined to the fall and/or winter outside of the nesting season, the applicant is</li> </ul>	See above.	See above.



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<b>Compliance Measure</b>		<p>responsible for retaining the services of a qualified biologist to conduct pre-construction surveys within the vicinity of the Project Area to check for nesting activity of native birds and to evaluate the site for presence of raptors and special status bird species. The biologist would conduct at minimum a one-day pre-construction survey within the seven-day period prior to vegetation removal and ground-disturbing activities. If ground disturbance and vegetation removal work lapses for seven days or longer during the nesting season, a qualified biologist would conduct a supplemental avian pre-construction survey before Project work is reinitiated.</p> <ul style="list-style-type: none"> <li>- If active nests are detected within the construction footprint, or within 500 feet of construction activities (taking into account private property), the biologist would flag a buffer around each nest. Construction activities would avoid nest sites until the biologist determines that the young have fledged, or nesting activity has ceased. If nests are documented outside of the construction (disturbance) footprint, but within up to 500 feet of the construction area, buffers would be implemented as needed. In general, the buffer size for common species would be determined on a case-by-case basis in consultation with the CDFW and, if applicable, with USFWS. Buffer sizes would consider factors such as (1) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (2) distance and amount of vegetation or other screening between the construction site and the</li> </ul>		

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		<p>nest; and (3) sensitivity of individual nesting species and behaviors of the nesting birds.</p> <ul style="list-style-type: none"> <li>- If active nests are detected during the survey, the qualified biologist would monitor all nests at least once per week to determine whether birds are being disturbed. Activities that might, in the opinion of the qualified biologist, disturb nesting activities (e.g., excessive noise), would be prohibited within the buffer zone until such a determination is made. If signs of disturbance or distress are observed, the qualified biologist would immediately implement adaptive measures to reduce disturbance. These measures may include, but are not limited to, increasing buffer size, halting disruptive construction activities in the vicinity of the nest until fledging is confirmed or nesting activity has ceased, placement of visual screens or sound dampening structures between the nest and construction activity, reducing speed limits, replacing and updating noisy equipment, queuing trucks to distribute idling noise, locating vehicle access points and loading and shipping facilities away from noise-sensitive receptors, reducing the number of noisy construction activities occurring simultaneously, and/or reorienting and/or relocating construction equipment to minimize noise at noise-sensitive receptors.</li> <li>- A construction worker training on identification of special status birds and nests will occur within seven days of the start of construction.</li> </ul>		
<b>Standard Condition of</b>	<b>Proposed Condition BIO-03:</b> <i>Avoidance and Minimization</i>	The Project Applicant is responsible for retaining the services of a qualified biologist to conduct a pre-construction northwestern pond turtle survey within 48 hours prior to the initiation of construction activities and	See above.	See above.

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<b>Project Approval</b> <b>Regulatory Permit Compliance Measure</b>	<i>Measures to Protect Special Status Reptiles</i>	<p>retain a qualified biologist to survey immediately prior to ground-disturbing activities in suitable habitat. If northwestern pond turtle is found, consultation with CDFW shall be required, as well as the development of a relocation plan for northwestern pond turtle encountered during construction.</p> <p>If no special status reptiles are detected during surveys, no further measures are needed.</p>		
<b>Standard Condition of Project Approval</b> <b>Regulatory Permit Compliance Measure</b>	<b>Proposed Condition BIO-04:</b> <i>Avoidance and Minimization Measures to Protect Special Status Amphibians</i>	<p>The Project Applicant is responsible for retaining the services of a qualified biologist to:</p> <ul style="list-style-type: none"> <li>- Consult with CDFW on the design of LID bioswales to ensure the created wetlands and LID features maximize habitat for northern red-legged frog and other amphibians. Documentation of that consultation shall be submitted to the Planning and Building Department subject to the review and approval of the Planning Director prior to approval of a building permit for construction of the Project.</li> <li>- Perform a pre-construction survey for the amphibian species within seven days prior to commencement of ground disturbance. The survey shall be limited to the BSA. Suitable habitat would be determined by the qualified biologist. The biologist would relocate any specimens that occur within the work-impact zone to nearby suitable habitat. In the event that a special status amphibian is observed in an active construction zone, the contractor would halt construction activities in the area and the frog and/or salamander would be moved by a qualified biologist to a safe location in similar habitat outside of the construction zone. A construction worker training on identification of special status</li> </ul>	See above.	See above.

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		amphibians will occur within seven days of the start of construction. Work crews shall inspect open trenches, pits, and under construction equipment and material left onsite in the morning and evening to look for amphibians that may have become trapped or are seeking refuge.		
<b>Standard Condition of Project Approval</b> <b>Regulatory Permit Compliance Measure</b>	<b>Proposed Condition BIO-05:</b> <i>Avoidance and Minimization Measures to Protect Special Status Fish</i>	Any Project-related construction materials or soil from grading and digging will be restricted from entering Mill Creek to reduce impacts of sedimentation or turbidity. Removal of riparian habitat along Mill Creek is not permitted.	See above.	See above.
<b>Standard Condition of Project Approval</b> <b>Regulatory Permit Compliance Measure</b>	<b>Proposed Condition BIO-06:</b> <i>Avoidance and Minimization Measures to Protect Special Status Bees</i>	<p>The Project Applicant is responsible for retaining the services of a qualified biologist to perform a pre-construction survey for the bee species within seven days prior to commencement of ground disturbance. The survey shall be limited to the Project site and visual inspection of surrounding habitat areas and may occur at the same time as surveys for other species. The biologist will search for bees and potential nesting sites.</p> <ul style="list-style-type: none"> <li>- If possible, ground disturbance, mowing, and vegetation clearing will occur from October to February, which is outside of the flight season for bumble bees.</li> <li>- If possible, the Project will not use pesticides. If necessary, the application will be direct and as local as possible to reduce drifting. The pesticide would ideally be applied when plants are not in bloom, in winter or fall, and/or at dusk or night when bees are not flying.</li> </ul>	See above.	See above.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		- If a bee or nest is observed, CDFW will be notified, and a no-work zone buffer may be established.		
Standard Condition of Project Approval Regulatory Compliance Measure	<b>Proposed Condition BIO-07:</b> <i>Project Development and Implementation</i>	The Project shall be developed and operated consistent with the approved Project Description, Site Plan, Plan of Operations, and the March 24, 2025 Wetland Habitat Mitigation and Monitoring Plan completed by GHD, Inc.	See above.	See above.
Standard Condition of Project Approval Regulatory Compliance Measure	<b>Proposed Condition BIO-08:</b> <i>Compensate for Loss of Wetlands</i>	Prior to issuance of a Certificate of Occupancy for the Community Center Building, the Project Applicant shall submit a letter from a qualified biologist subject to the review and approval of the Planning Director documenting the condition has been implemented consistent with the Project Description and updated WHMM Plan, and the wetland protection measures in COA BIO-07 were implemented consistent with that condition.	See above.	See above.
Standard Condition of Project Approval Regulatory Compliance Measure	<b>Proposed Condition BIO-09:</b> <i>Development Plan and Notice of Development Plan</i>	Prior to approval of a building permit, the applicant shall submit a Development Plan for review and approval by the Planning Director showing the SNC's, SMAs, and wetlands on the Project site and labeling them as "non-buildable". The applicant shall also cause to be recorded a Notice of Development Plan with the Humboldt County Recorder's Office alerting future buyers of the property to the Development Plan on file with the Humboldt County Planning and Building Department.	See above.	See above.
<b>CULTURAL RESOURCES</b>				
Standard Condition of Project Approval	<b>Proposed Condition CR-01:</b> <i>Inadvertent Discovery of</i>	Prior to beginning any grading or construction a pre-construction meeting shall be held with field contractors, where the protocols for inadvertent discovery (described below) are communicated. The following provides means of responding to the circumstance of a significant discovery	Project approval is conditioned upon compliance with these requirements which will be imposed upon all relevant County-issued permits, including any special permits, conditional use permits,	PBD to ensure notes reflecting these requirements appear on the Development Plan and that the Project Applicant receives and

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<b>Regulatory Compliance Measure</b>	<i>Archaeological Material</i>	during the final implementation of the proposed development within the 2025 Addendum Project Area. If cultural materials are discovered during ground-disturbance activities (e.g., chipped or ground stone; historic debris; building foundations; bone, etc.), work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA Guidelines section 15064.5, subdivision (f). A qualified, professional archaeologist who meets the Secretary of the Interior's Standards and Guidelines shall be retained to evaluate and assess the significance of the discovery and develop and implement an avoidance or mitigation plan, as appropriate. If the discovery is known or likely to be associated with Native American heritage, the archeologist shall immediately contact the Tribal Historic Preservation Officers for the Blue Lake Rancheria, Wiyot Tribe, and the Bear River Band of Rohnerville Rancheria to evaluate the discovery. Work near the archaeological finds shall not resume until the archeologist has evaluated the materials and offered recommendations for further action in consultation with the Tribal Historic Preservation Officers for the Blue Lake Rancheria, Wiyot Tribe, and the Bear River Band of Rohnerville Rancheria, along with the Project applicant and the County of Humboldt, including development of a treatment plan in any instance where significant impacts cannot be avoided.	development permits, building permits, etc.	understands all the conditions of approval.  PBD to enforce this protocol as a condition of Project approval prior to commencement of Project construction activities.
	<b>Proposed Condition CR-02:</b> <i>Inadvertent Discovery of Human Remains</i>	If human remains are discovered during Project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Cal. Health & Saf. Code, § 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the Coroner determines that the remains are of Native American origin, all subsequent actions must comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the	See above.	See above.

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		NAHC (Pub. Resources Code, § 5097). The Coroner shall contact the NAHC. The descendants or the most likely descendants of the deceased shall be contacted by NAHC, and work shall not resume until those descendants have made a recommendation to the landowner or the person responsible for the excavation work for the means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98. (See also: <a href="https://nahc.ca.gov/wp-content/uploads/2024/12/Discovery-of-human-remains.pdf">https://nahc.ca.gov/wp-content/uploads/2024/12/Discovery-of-human-remains.pdf</a> .)		
<b>General Plan Update (GPU)</b>	<b>Policy CU-P6:</b> <i>Mitigation</i>	Mitigation measures shall be required for any permitted project or County action that would adversely impact significant cultural resources.	The site-specific cultural resources study (Appendix #C.5) concludes the Project will have a less than significant impact on cultural resources. The Project shall comply with Conditions of Approval CR-01 and CR-02, which describe the appropriate protocols if cultural resources and/or human remains are inadvertently discovered during Project construction activities.	See above.
	<b>Standard CU-S4:</b> <i>Conditioning, Designing, or Mitigating Projects to Avoid Loss or Reduce Impacts to Archeological Resources</i>	Conditioning, designing, and/or mitigating projects to avoid or reduce impacts to archaeological resources, significant for their cultural value to descendent communities and/or scientific value shall consider the following options:  A. <u>Avoidance</u> . Design projects involving any ground disturbance to avoid known archaeological sites, or  B. <u>Capping</u> . Provide protective cover (e.g. cap with geotextile material and/or other barrier and cover with imported fill soil using light-weight rubber tired equipment) and confine development to the protective cover for all or portions of known sites that cannot be feasibly avoided, after the site has been adequately characterized (depth,	Proposed Condition of Approval CR-01 incorporates these requirements. The language in subdivision (E) will also be posted on the Project Site as a condition of Project approval.	See above.

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		<p>area, constituents) and reported on using appropriate scientific excavation techniques, or</p> <p>C. <u>Data Recovery</u>. Where site avoidance or capping is infeasible, design and implement a research design guided mitigation excavation program, in consultation with culturally affiliated Tribe(s) or other descendant groups, as appropriate, under the direction of a professional archaeologist knowledgeable about regional archaeology, to recover and document significant scientific information that would otherwise be lost by project implementation. Preserving Native American remains undisturbed in place shall be selected as the preferred alternative unless substantial factual evidence is presented demonstrating that no alternative(s) is (are) feasible.</p> <p>D. <u>Conservation Easements</u>. Voluntary deeding of the site into a permanent conservation easement.</p> <p>E. <u>Standard Conditions and Notations for Inadvertent Archaeological or Native American Remains Discoveries</u>. In addition, for discretionary projects and ministerial permits that involve ground disturbing activities, the following measures shall be included as standard conditions of approval or as notations to be placed on development plans:</p> <p><i>"The project site is not located within an area where known archaeological sites have been identified. However, as there exists the possibility that undiscovered archaeological resources may be encountered during construction activities, the following post-review, inadvertent archaeological discovery measures are required under state and federal laws:</i></p> <p><i>If archaeological resources are encountered, all ground disturbing work at the find location plus a reasonable buffer zone must be immediately suspended, the approving County department contacted, and a qualified professional</i></p>		



Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p>archaeologist retained to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, and protective cover) in consultation with culturally affiliated tribes or other descendant groups, where applicable.</p> <p>Pursuant to California Health and Safety Code § 7050.5, if known or suspected Native American or other human remains are encountered, all ground-disturbing work must cease in the vicinity of the discovery, and the County Coroner contacted. The respectful treatment and disposition of remains and associated grave offerings shall be in accordance with PRC § 5097.98. The applicant and successors in interest are ultimately responsible for ensuring compliance with this condition."</p>		
McKinleyville Community Plan PEIR	Measure 4.8.4.1	<p>The County of Humboldt shall continue to administer established cultural resources protective measures as part of the review of ministerial and discretionary permits. These procedures entail:</p> <ul style="list-style-type: none"> <li>- Requiring building, grading and discretionary permit applicants to disclose the presence of structures of 40 years or greater age on site plans.</li> <li>- Referral and consultation with agencies and organizations with cultural and historical expertise including (as applicable): Northwest Information Center – Sonoma State University; Department of Public Works – Natural Resources Division; Local tribal governments and organizations; Humboldt County Historical Society; Native American Heritage Commission; California Office of Historical Preservation</li> <li>- Incorporation of all legally mandated and feasible mitigation measures, as directed in state and federal</li> </ul>	<p>Appendix C.5 contains a site-specific cultural resources report which evaluated the Project based on the standards in the M CCP PEIR. The report concludes the Project will have a less than significant impact on cultural resources.</p> <p>The County sent a referral with the Project Description to local tribal governments on November 13, 2024, and in response, they requested the standard inadvertent discovery language be required as a condition of approval.</p>	See above.

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		law, and as recommended by applicable referral agencies.		
<b>ENERGY</b>				
<b>General Plan Update (GPU)</b>	<b>Policy E-P11:</b> <i>Energy-efficient Landscape Design</i>	Encourage and incentivize energy-efficient landscape design in development projects, subdivisions, and in new and existing streets and parking areas in order to reduce impervious surfaces, minimize heat and glare, control soil erosion, and conserve water.	The Project Description and Site Plan propose low-impact development (LID) for efficient landscape design, intended to mimic predevelopment conditions.	PBD to verify installation LID features meeting these requirements prior to issuance of a Certificate of Occupancy.
	<b>Implementation Measure E-IM6:</b> <i>Energy-conserving Landscaping</i>	Consider the use of natural and drought-resistant planting materials, efficient irrigation systems, utilizing pervious surfaces and the siting of trees to reduce energy demand in the preparation of the County landscaping ordinance.	See above.	See above.
<b>GEOLOGY AND SOILS</b>				
<b>General Plan Update (GPU)</b>	<b>Standard S-S1:</b> <i>Geologic Report Requirements</i>	Site specific reports addressing geologic hazards and geologic conditions shall be required as part of the review of discretionary development and ministerial permits. Geologic reports shall be required and prepared consistent with land use regulations (Title III, Land Use and Development, Division 3, Building Regulations, Chapter 6—Geologic Hazards.)	Prior to Project development and issuance of a building permit, the Applicant will retain a licensed geologist to perform any additional necessary geotechnical investigations and prepare a soil or geologic report in accordance with the County's geologic hazard development regulations that might be required to obtain necessary information to support the proposed building and road design.	PBD to require submittal of a geologic report meeting these requirements prior to issuance of building permit for the Community Center and residential structures.  Also, PBD to verify completion of construction meeting these requirements prior to issuance of a Certificate of Occupancy.
	<b>Policy S-P7:</b> <i>Structural Hazards</i>	Project structures must be developed to conform to the State's building codes to ensure life and property are protected in the event of a ground shaking seismic event.	As detailed in the proposed Site Plan and Project Description, the Project will be constructed according to California Building Code Standards.	PBD to require submitted building plans meet State building codes prior to issuance of a building permit. And PBD to verify construction meeting these requirements prior to issuance of a Certificate of Occupancy.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
	<b>Policy WR-P10:</b> <i>Erosion and Sediment Discharge</i>	Ministerial and discretionary projects requiring a grading permit shall comply with performance standards adopted by ordinance and/or conditioned to minimize erosion and discharge of sediments into surface runoff, drainage systems, and water bodies consistent with best management practices, adopted Total Maximum Daily Loads (TMDLs), and non-point source regulatory standards.	The Applicant will seek a grading permit for the Project. A Stormwater Control Report for the Project is included in Appendix #C.4, which describes measures to minimize erosion and discharge of sediments into surface runoff, drainage systems, and water bodies. The Project will comply with required performance standards and conditions.	PBD to require submitted grading plans meet these requirements prior to issuance of a grading permit. And PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.
	<b>Policy WR-P42:</b> <i>Erosion and Sediment Control Measures</i>	Incorporate appropriate erosion and sediment control measures into development design and improvements	As detailed in the proposed Site Plan and Project Description, along with the proposed conditions from the WHMM Plan described above, the Project implements Erosion Control Best Management Practices to minimize erosion and prevent sediment from leaving the Project area.	See above.
	<b>Implementation Measure WR-IM3:</b> <i>Require Restoration of Degraded Areas</i>	Require replanting of vegetation and remediation of erosion conditions in conjunction with related discretionary land use approvals, especially those including roads and grading on steep slopes.	The Project's proposed landscaping plan will ensure that riparian plantings are planted throughout Project construction areas to minimize potential erosion. The Project's proposed LID and stormwater drainage systems will also mimic the site's predevelopment hydrology, thus further reducing the potential for erosion.	See above.
	<b>Policy S-P11:</b> <i>Site Suitability</i>	New development may be approved only if it can be demonstrated that the proposed development will neither create nor significantly contribute to, or be impacted by, geologic instability or geologic hazards.	Prior to Project development and issuance of a building permit, the Applicant will retain a licensed geologist to perform any additional necessary geotechnical investigations and prepare a soil or geologic report in accordance	PBD to require submittal of a final geologic report meeting these requirements prior to issuance of building permit for the Community Center and residential structures.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
			with the County's geologic hazard development regulations that might be required to obtain necessary information to support the proposed building and road design.	PBD to verify completion of construction meeting these requirements prior to issuance of a Certificate of Occupancy.
<b>McKinleyville Community Plan (MCCP)</b>	<b>Policy 3310.1</b>	Natural drainage courses, including ephemeral streams, shall be retained and protected from development which would impede the natural drainage pattern, increase erosion or sedimentation, or have a significant adverse effect on water quality or wildlife habitat.	The Site Plan shows Mill Creek and other natural drainage courses will be protected. The Project Description and Stormwater Control Report (Appendix #C.4) describes how stormwater control design will incorporate LID features to ensure sufficient drainage and stormwater control on the Project Site.	PBD to verify installation of stormwater control features meeting these requirements prior to issuance of a Certificate of Occupancy.
	<b>Policy 3310.6</b>	Where it is necessary to develop additional drainage facilities, they shall be designed to be as natural in appearance and function as is feasible. All drainage facilities shall be designed to maintain maximum natural habitat of streams and their streamside management areas and buffers. Detention/retention facilities shall be managed in such a manner as to avoid reducing stream flows during critical low flow periods.	The Project Description and Stormwater Control Report describe how additional drainage facilities would be developed using an LID approach to mimic the site's predevelopment hydrology by using techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall with non-structural controls and conservation design measures as much as possible. The design will also incorporate vegetated bioretention/infiltration ponds, LID facilities, and subsurface infiltration piping to capture and infiltrate the stormwater runoff.	See above.
	<b>Policy 3310.12</b>	The following erosion and sediment control measures shall be incorporated into development design and improvements:  A. Minimize soil exposure during the rainy season by proper timing of grading and construction;	As described above, the Project implements Erosion Control Best Management Practices to minimize erosion and prevent sediment from leaving the Project area.	PBD to require submittal of grading plans that meet these requirements prior to issuance of a grading permit.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		<p>B. Retain natural vegetation where feasible;</p> <p>C. Vegetate and mulch denuded areas to protect them from winter rains;</p> <p>D. Divert runoff from steep denuded slopes and critical areas with barriers or ditches;</p> <p>E. Minimize length and steepness of slopes by benching, terracing or constructing diversion structures;</p> <p>F. Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters;</p> <p>G. Inspect sites frequently to ensure control measures are working properly and correct problems as needed;</p> <p>H. Allowance for the construction of public roads, trails, and utilities, when properly mitigated.</p>		PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.
<b>McKinleyville Community Plan PEIR</b>	<b>Measure 4.1.4.1</b>	<p>The County of Humboldt shall administer seismic safety provisions of the General Plan and Zoning &amp; Land Use Ordinances in the review and conditional approval of development projects within the Program Area:</p> <ul style="list-style-type: none"> <li>- Prohibit the location of structures for human occupancy from being constructed across the trace of an active fault, and, presuming the presence of active branch faults, within 50 feet of such fault, unless proven otherwise by an appropriately prepared geologic investigation and report.</li> <li>- Require all structures subject to building permit regulations to be constructed to Uniform Building Code Seismic Zone "4" standards.</li> <li>- Require geologic reports according to the Geologic Hazards Land Use Matrix.</li> </ul>	Prior to Project development and issuance of a building permit, the Applicant will retain a licensed geologist to perform any additional necessary geotechnical investigations and prepare a soil or geologic report in accordance with the County's geologic hazard development regulations that might be required to obtain necessary information to support the proposed building and road design.	<p>PBD to require submittal of a geologic report meeting these requirements prior to issuance of building permit for the Community Center and residential structures.</p> <p>Also, PBD to verify completion of construction meeting these requirements prior to issuance of a Certificate of Occupancy.</p>

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		<ul style="list-style-type: none"> <li>- Apply recommended development restrictions and construction standards identified in approved geologic reports as conditions of project approval.</li> </ul>		
	<b>Measure 4.2.4.1</b>	<p>The County of Humboldt shall require all permitted development involving soil disturbance to be subject to performance standards to prevent, minimize, and intercept soil disruption, erosion, compaction, and covering:</p> <ul style="list-style-type: none"> <li>- Require site construction to follow relevant Best Management Practices as developed by the Regional Water Quality Control Board.</li> <li>- Require site construction to abide by recommendations of approved soils-geologic reports prepared for the project.</li> <li>- Adopt a grading ordinance to include development standards for pad grading, seasonal limitations, and vegetation removal, based on slope category. Adopt a Forest-Hillside Combining Zone to include development standards for uses involving ground disturbances not directly related to timber production.</li> </ul>	As described above, the Project Description and Stormwater Control Report describe how the Project implements Erosion Control Best Management Practices to minimize erosion and prevent sediment from leaving the Project area.	PBD to require submitted grading plans meet these requirements prior to issuance of a grading permit. And PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.
<b>Standard Condition of Project Approval</b>	<b>Proposed Condition GEO-01: Earthquake Preparedness Plan</b>	The applicant shall develop and implement an earthquake safety education and outreach program to increase the awareness of staff, residents and visitors about best practices for protecting themselves and others during and after a severe seismic shaking event. The education and outreach program shall be prepared in consultation with the County Office of Emergency Services and shall include annual drills for Project staff, residents and visitors responding to a severe seismic shaking event. (Resources to help develop and implement the earthquake safety education and outreach program are available at <a href="https://www.shakeout.org/resources/">https://www.shakeout.org/resources/</a> .)	Project approval is conditioned upon compliance with this condition, which will be imposed upon all relevant County-issued permits, including any special permits, conditional use permits, development permits, building permits, etc.	PBD to ensure Applicant receives and agrees to conditions of approval prior to approval of the CUP or any other County-issued permit. PBD to require the Earthquake Preparedness Plan be submitted prior to issuance of a Certificate of Occupancy for the Community Center.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
<b>Regulatory Permit Condition</b>	<b>Construction General Stormwater Permit:</b> <i>Storm Water Pollution Prevention Plan (SWPPP)</i>	Because the Project's proposed construction site is greater than 1 acre in area, the construction site would be subject to the requirements of the standard Construction General Stormwater Permit that the Project must obtain from the Regional Water Quality Control Board (RWQCB) to ensure compliance with regulatory stormwater requirements. In particular, this Permit would include implementation of a Storm Water Pollution Prevention Plan (SWPPP), which would include BMPs designed to prevent soils from becoming entrained in stormwater during Project construction.	Project approval is conditioned upon acquisition of this permit and compliance with all regulatory conditions and requirements imposed therein. Project construction and operation cannot commence until the Applicant acquires this permit. The agency responsible for issuing this permit will ensure the Project complies with all aspects of it during the prescribed period that the permit covers (e.g., construction, development, operation, etc.).	PBD and NCRWQCB to require submitted grading plans meet these requirements prior to issuance of a grading permit for the Community Center, residential structures and internal roads and parking areas accessory to those uses.  PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.
<b>Humboldt County Code (HCC)</b>	<b>HCC § 331-11(a):</b> <i>Incorporation of Uniform Codes by Reference</i>	The Humboldt County Code adopts and incorporates the California Building Code and Building Code Standards.	As detailed in the proposed Site Plan and Project Description, the Project's proposed Site Plan and development complies with the California Building Code and Standards.	PBD to require submitted building plans meet these requirements prior to issuance of a building permit.  PBD to verify construction meets these requirements prior to issuance of a Certificate of Occupancy.
	<b>HCC § 331-14:</b> <i>Grading, Excavation, Erosion, and Sedimentation Control</i>	(1) <u>Permit Required</u> . Except as specified in subsection (d)(2) of this section, no person shall do any grading without first having obtained a grading permit from the Building Official.  (2) <u>Application</u> . The Submittal Documents standards found in 2019 California Building Code Sections 107.1 through 107.2.7 and their respective successor provisions are applicable to grading. In addition, the application shall state the estimated quantities of work involved.  (3) <u>Grading Designation</u> . Grading in excess of five thousand (5,000) cubic yards (three thousand eight hundred twenty-five (3,825) m <sup>3</sup> ) shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as "engineered grading." Grading involving less than five thousand (5,000) cubic yards (three thousand eight hundred twenty-five (3,825) m <sup>3</sup> ) shall be designated "regular grading" unless the permittee chooses	The Applicant will hire an engineer to develop grading plans that meet these requirements. The Stormwater Control Report for the Project (Appendix #C.4) was done by a licensed engineer.	PBD to require submitted grading plans meet these requirements prior to issuance of a grading permit. And PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p>to have the grading performed as engineered grading, or the Building Official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.</p> <p>(4) <u>Engineered Grading Application Requirements.</u> Application for a grading permit shall be accompanied by two (2) sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the State to prepare such plans or specifications.</p> <p>(A) Specifications shall contain information covering construction and material requirements.</p> <p>(B) Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner and the person by whom they were prepared.</p> <p>(C) The plans shall include the following information:</p> <ol style="list-style-type: none"> <li>1. General vicinity of the proposed site.</li> <li>2. Property limits and accurate contours of existing ground and details of area drainage.</li> <li>3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.</li> <li>4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work together with a map showing the drainage</li> </ol>		



Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p>area and the estimated runoff of the area served by any drains. The map shall show or provide by narrative the location of discharge points to the nearest natural area (creeks, ponds, rivers, etc.).</p> <p>5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within fifteen (15) feet (4.6 m) of the property or which may be affected by the proposed grading operations.</p> <p>6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the Building Official, specific recommendations contained in the soils engineering report and the engineering geology report, which are applicable to grading, may be included by reference.</p> <p>7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.</p> <p>(5) <u>Soils Engineering Report</u>. When a soils engineering report is required, it shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes.</p> <p>(6) <u>Engineering Geology Report</u>. When an engineering geology report is required, it shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on</p>		

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p>the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.</p> <p>(7) <u>Liquefaction Study</u>. The Building Official shall require a geotechnical investigation in accordance with 2019 California Building Code sections 1803.2 and 1803.6 and their respective successor provisions when, during the course of an investigation, all of the following conditions are discovered. The report shall address the potential for liquefaction:</p> <p>(A) Shallow groundwater, fifty (50) feet (15.24 m) or less.</p> <p>(B) Unconsolidated sandy alluvium.</p> <p>(8) <u>Regular Grading Requirements</u>. Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plan. The plan shall include the following information:</p> <p>(A) General vicinity of the proposed site.</p> <p>(B) Dimensions, grade and depth of cut and fill, shown on a plot plan with typical cross-sections.</p> <p>(C) Method and standard for compaction.</p> <p>(D) Location of structures, utilities, existing and proposed drainageways, and major vegetation on the property. Show these features on adjacent property if they might be affected or are within thirty (30) feet (9.14 m) of the proposed grading. A map shall show or provide by narrative the location of discharge points to the nearest natural area (creeks, ponds, rivers, etc.).</p> <p>(E) Description of erosion control methods.</p> <p>(F) If applicable, excess soil stockpile locations or disposal plans.</p>		

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
<b>GREENHOUSE GAS EMISSIONS</b>				
<b>General Plan Update (GPU)</b>	<b>Policy AQ-P11:</b> <i>Review of Projects for Greenhouse Gas Emission Reductions</i>	The County shall evaluate the GHG emissions of new large scale residential, commercial and industrial projects for compliance with state regulations and require feasible mitigation measures to minimize GHG emissions.	The Project's proposed residences will not have gas plumbing or appliances and the commercial kitchen will be pre-wired for electric appliances. Also, electric vehicle chargers are required as Project design features.	PBD to require submitted building plans meet these requirements prior to issuance of a building permit for the Community Center and residential structures.
	<b>Standard AQ-S2:</b> <i>Evaluate Greenhouse Gas Emission Impacts</i>	During environmental review of large scale residential, commercial and industrial projects, include an assessment of the project's GHG emissions and require feasible mitigation consistent with best practices documented by the California Air Pollution Control Officers Association in their 2008 white paper "CEQA & Climate Change" or successor documents.	See above.	See above.
	<b>Standard AQ-S6:</b> <i>Preservation and Replacement of On-site Trees</i>	Large scale residential, commercial and industrial projects which remove a significant number of large trees (for example, more than 50 trees of greater than 12 inches DBH) shall plant replacement trees on-site or provide offsetting carbon mitigations.	Although the Project does not involve large tree removal, it will plant native trees and shrubs, as well as fruit-producing trees, throughout the Project Site.	N/A
<b>Humboldt Regional Climate Action Plan (RCAP)</b>	<b>Measure TR-2</b>	Develop a robust public transit network in support of HCAOG's Regional Transportation Plan to increase public transit mode share from 1% to 10% in rural areas and achieve a regional 13% public transit mode share by 2030.	The Transportation and VMT Assessment for the Project (Appendix #C.3) describes how the Project will ensure adequate access to the existing circulation system, including onsite roadways, parking, and a turnaround for buses, and incorporate design features that improve connectivity and minimize disruptions to the flow of traffic, while promoting additional bicycle and pedestrian connectivity.	PBD to require the site plan submitted for building permit approval for the Community Center and residential structures show these features.
	<b>Measure TR-3</b>	Reduce regional VMT by increasing mixed-use development in infill priority areas in alignment with HCAOG's baseline connectivity score included in the TRP.	The Project involves a community that includes multi-use development connected to public transportation and	See above.

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			pedestrian and bicycle paths to reduce the regional VMT.	
	<b>Measure TR-6</b>	Decarbonize 15% of passenger vehicle miles traveled by 2030 and 100% by 2045 through increased adoption of low and zero-emission vehicles and development of a regional electric vehicle charging and hydrogen fueling network.	The Project will construct at least two electric vehicle charging stations in the parking lot that serves the Community Center, while each of the four garages (eight spaces total) for the Attached Cottages will be EV-charging ready.	See above.

### ***HAZARDS AND HAZARDOUS MATERIALS***

<b>General Plan Update (GPU)</b>	<b>Standard S-S16:</b> <i>Hazardous Materials Handling and Emergency Response</i>	The County shall condition new development that handles toxic, flammable, or explosive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development to conform to the applicable state or federal materials handling and emergency response plans.	Prior to demolition, the Project Applicant will retain licensed experts to conduct hazardous materials surveys to assess the structures in compliance with USEPA NESHAP requirements. Identified hazardous materials, if any and as required, would be removed from the structures by a licensed contractor prior to commencement of demolition. The structures would be demolished using one or more crawler excavator(s) and other appropriate equipment. Open excavations and trenches would be backfilled with clean, compacted fill. The site would then be graded to match the surrounding topography.	As a condition of Project approval, PBD to require a hazardous materials survey meeting these requirements prior to issuance of a demolition permit.  PBD to monitor compliance with these requirements during demolition of structures.
	<b>Policy S-P1:</b> <i>Reduce the Potential for Loss</i>	Plan land uses and regulate new development to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from natural and manmade hazards, including but not limited to, steep slopes, unstable soils areas, active earthquake faults, wildland fire risk areas, airport influence areas, military operating areas, flood plains, and tsunami run-up areas.	The Project complies with applicable zoning designations and building code requirements.	PBD to require submittal of a geologic report addressing geologic hazards prior to issuance of building permit for the Community Center and residential structures. PBD to ensure building plans address flood hazard and wildland fire risk prior to issuance of building permit.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
				Also, PBD to verify completion of construction meeting these requirements prior to issuance of a Certificate of Occupancy.
	<b>Policy S-P19:</b> <i>Conformance with State Responsibility Areas [SRA] Fire Safe Regulations</i>	Development shall conform to Humboldt County SRA Fire Safe Regulations.	The Project will conform with SRA Fire Safe Regulations.	PBD to ensure building plans and site plan conform to SRA Fire Safe Regulations prior to issuance of building permit. Also, PBD to verify completion of construction meeting these requirements prior to issuance of a Certificate of Occupancy.
	<b>Standard S-S11:</b> <i>California Fire Code</i>	The California Fire Code shall be applied to all applicable development.	The Project will conform with the California Fire Code.	See above.
	<b>Policy IS-P25:</b> <i>Fire Service Impacts from New Development</i>	During review of discretionary permits within fire related district boundaries or identified response areas, utilize recommendations from the appropriate local fire chief as feasible mitigation measures to reduce impacts to emergency response and fire suppression services from new development.	The County referred the project to the Arcata Fire Protection District (AFPD) on November 11, 2024. AFPD indicated that it had sufficient service capacity to serve the Project in the event of an emergency.	PBD to ensure building plans and site plan conform to AFPD recommendations prior to issuance of building permit. Also, PBD to verify completion of construction meeting those recommendations prior to issuance of a Certificate of Occupancy.
	<b>Policy S-P33:</b> <i>Hazardous Waste</i>	Eliminate the use of toxic materials within Humboldt County, where feasible, and require the reduction, recycling, and reuse of such materials, to the greatest extent possible, where complete elimination of their use is not feasible. Require new development which may generate significant quantities of hazardous wastes to be consistent with all the goals and policies of the Hazardous Waste Management Plan.	The Project will comply with County requirements regarding toxic materials.	Humboldt County Division of Environmental Health (HCDEH) will monitor compliance with the Hazardous Waste Management Plan during construction and throughout the life of the Project.
<b>McKinleyville Community Plan (MCCP)</b>	<b>Policy 3310.12</b>	The following erosion and sediment control measures shall be incorporated into development design and improvements:	As described more fully above, the Project's construction contractors will implement Erosion Control Best	PBD to require submitted grading plans meet these requirements prior to issuance of a grading permit. And

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		<p>A. Minimize soil exposure during the rainy season by proper timing of grading and construction;</p> <p>B. Retain natural vegetation where feasible;</p> <p>C. Vegetate and mulch denuded areas to protect them from winter rains;</p> <p>D. Divert runoff from steep denuded slopes and critical areas with barriers or ditches;</p> <p>E. Minimize length and steepness of slopes by benching, terracing or constructing diversion structures;</p> <p>F. Trap sediment-laden runoff in basins to allow soil particles to settle out before flows are released to receiving waters;</p> <p>G. Inspect sites frequently to ensure control measures are working properly and correct problems as needed;</p> <p>H. Allowance for the construction of public roads, trails, and utilities, when properly mitigated.</p>	Management Practices as conditions of contract bid awards.	PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.
<b>Regulatory Permit Condition</b>	<b>Construction General Stormwater Permit</b>  <i>(See Proposed Condition HYDRO-01a)</i>	<p>Storm Water Pollution Prevention Plan (SWPPP)</p> <p><i>(See Proposed Condition HYDRO-01a)</i></p>	Project approval is conditioned upon approval of a SWPPP in compliance with all regulatory conditions and requirements imposed therein. The RWQCB will ensure the Project complies with all aspects of the SWPPP during the prescribed period that the permit covers (e.g., construction, development, operation, etc.).	See above.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
<b>Regulatory Permit Condition</b>	<b>CalEPA / HCDEH "Unified Program"</b>	The Unified Program protects Californians from hazardous waste and hazardous materials by ensuring local regulatory agencies consistently apply statewide standards when they issue permits, conduct inspections and engage in enforcement activities. The Unified Program is a consolidation of multiple environmental and emergency management programs.	The Project will comply with all regulatory conditions and requirements.	HCDEH will monitor compliance with the Unified Program during construction and throughout the life of the Project.

### ***HYDROLOGY AND WATER QUALITY***

<b>Standard Condition of Approval</b> <b>Project Design Feature</b> <b>Regulatory Program Compliance</b>	<b>Proposed Condition HYDRO-01a:</b> <i>Acquisition of and compliance with a Storm Water Pollution Prevention Plan (SWPPP)</i>	<p>Consistent with the requirements of the statewide Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce impacts on surface water quality through the project construction period. The SWPPP shall be prepared by a qualified stormwater professional (QSP). The SWPPP shall include the minimum best management practices (BMPs) required in Attachment C for Risk Level 1 discharges, Attachment D for Risk Level 2 dischargers, or Attachment E for Risk Level 3 dischargers (as applicable, based on final determination of the proposed project's Risk Level status [to be determined as part of the Notice of Intent for coverage under the Construction General Permit]). BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or similar guidance. BMPs shall include all measures necessary to prevent sediment from the project site from being discharged during drainage.</p> <p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations and, as appropriate, depending on the proposed project Risk Level, sampling of the site effluent and receiving waters. (Receiving water monitoring is only required for some Risk</p>	Project approval is conditioned upon approval of a SWPPP in compliance with all regulatory conditions and requirements imposed therein. The RWQCB will ensure the Project complies with all aspects of the SWPPP during the prescribed period that the permit covers (e.g., construction, development, operation, etc.).	PBD to require submitted grading plans meet these requirements prior to issuance of a grading permit for the Community Center and residential structures. And PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.
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Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		Level 3 dischargers.) If the proposed project is Risk Level 2 or 3, the project applicant shall also include requirements for Rain Event Action Plans as part of the SWPPP; a Rain Event Action Plan is a written document that must be prepared within 48 hours of any likely precipitation event, describing actions that will be implemented to protect all exposed portions of the site from the predicted precipitation. BMPs shall include measures for dust control, erosion prevention, sediment control, construction vehicle traffic controls and tire washes, and material storage, spill prevention, and housekeeping protocols.		
	<b>Proposed Condition HYDRO-01b:</b> <i>Preparation and Implementation of a NPDES-Compliant Stormwater Control Plan (SCP)</i>	As a condition of approval for all grading and construction permits for the Project site, the applicant shall prepare and implement a Stormwater Control Plan (SCP) for the Project site consistent with all requirements of the MS4 National Pollutant Discharge Elimination System (NPDES) Permit as implemented by the Humboldt County Public Works Department. The SCP shall include, but not be limited to, BMPs designed into project features and operations to reduce potential impacts on surface water quality and to manage changes in the timing and quantity of runoff associated with development of the project site. The BMPs shall include Low Impact Development (LID) measures, such as minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapo-transpiring, and/or biotreating stormwater runoff close to its source, to the maximum extent practicable. The potential for irrigation water runoff containing sediment or other contaminants will be addressed in the SCP, and any BMPs and LID measures to address irrigation water runoff will be included. Increased stormwater runoff may not be channeled or directed to flow across the traveled section of a County roadway, and drainage must be contained at the edge of the County road surface. Funding for the maintenance of all BMPs for the life of the proposed project shall be specified.	See above.	See above.



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<b>General Plan Update (GPU)</b>	<b>Policy WR-P10:</b> <i>Erosion and Sediment Discharge</i>	Ministerial and discretionary projects requiring a grading permit shall comply with performance standards adopted by ordinance and/or conditioned to minimize erosion and discharge of sediments into surface runoff, drainage systems, and water bodies consistent with best management practices, adopted Total Maximum Daily Loads (TMDLs), and non-point source regulatory standards.	The Applicant will seek a grading permit for the Project, and will comply with required performance standards and conditions. The Stormwater Control Report in Appendix #C.4 specifies measures consistent with these requirements.	PBD to require submitted grading plans meet these requirements prior to issuance of a grading permit. And PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.
	<b>Standard WR-S7:</b> <i>Erosion and Sediment Discharge</i>	Ministerial and discretionary projects shall conform to grading ordinance standards for erosion and sediment control.	See above.	See above.
	<b>Policy WR-P42:</b> <i>Erosion and Sediment Control Measures</i>	Incorporate appropriate erosion and sediment control measures into development design and improvements.	See above.	See above.
	<b>Policy WR-P36:</b> <i>Natural Stormwater Drainage Courses</i>	Natural drainage courses, including ephemeral streams, shall be retained and protected from development impacts which would alter the natural drainage courses, increase erosion or sedimentation, or have a significant adverse effect on flow rates or water quality. Natural vegetation within riparian and wetland protection zones shall be maintained to preserve natural drainage characteristics consistent with the Biological Resource policies. Stormwater discharges from outfalls, culverts, gutters, and other drainage control facilities that discharge into natural drainage courses shall be dissipated so that they make no significant contribution to additional erosion and, where feasible, are filtered and cleaned of pollutants.	The Site Plan shows Mill Creek and other natural drainage courses will be protected. The Project Description and Stormwater Control Plan in Appendix #C4 describe how stormwater control design will incorporate LID features to mimic the site's predevelopment hydrology by using techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall with non-structural controls and conservation design measures as much as possible. The design would also incorporate vegetated bioretention/infiltration ponds, LID facilities, and subsurface infiltration	PBD to verify installation of stormwater control features meeting these requirements prior to issuance of a Certificate of Occupancy.

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
			<p>piping to capture and infiltrate the stormwater runoff.</p>	
	<p><b>Policy WR-P44:</b> <i>Storm Drainage Impact Reduction</i></p>	<p>Develop and require the use of Low-Impact Development (LID) standards consistent with Regional Water Board requirements to reduce the quantity and increase the quality of stormwater runoff from new development and redevelopment projects in areas within the County's MS4 boundary or as triggered under other Regional Water Board permits. For all other watersheds, develop storm drainage development guidelines with incentives to encourage LID standards to reduce the quantity and increase the quality of stormwater runoff from new developments.</p>	<p>See above.</p>	<p>See above.</p>
GPU Programmatic EIR (GPU PEIR)	<p><b>Mitigation Measure 3.10.3.1.a</b></p>	<p>The following policy and implementation measure shall be added to the Water Resources Element to lessen impacts resulting from erosion, sedimentation, and siltation:</p> <ul style="list-style-type: none"> <li>- <b>WR-Px. Continue to Implement Water Quality Regulations.</b> Continue to implement Division 3, Building Regulations, Section 331-12, Grading, Excavation, Erosion, and Sedimentation Control Regulations, and Division 1, Planning Zoning Regulations Chapter 6 - General Provisions and Exceptions Section 314-61.1 Streamside Management Area Ordinance.</li> </ul>	<p>As more fully described in the conditions above, the Project will conform with grading ordinance standards for erosion and sediment control.</p>	<p>PBD to require submitted grading plans meet these requirements prior to issuance of a grading permit. And PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.</p>
	<p><b>Mitigation Measure 3.10.3.1.b</b></p>	<p>The following policy shall be modified to apply to all development in order the Water Resources Element to improve water quality within watersheds subject to TMDL Controllable Sediment Discharge Inventories:</p> <ul style="list-style-type: none"> <li>- <b>WR-Px2. Mitigate Controllable Sediment Discharge Sites.</b> Proposed development applications involving a site identified as part of the TMDL Controllable Sediment Discharge</li> </ul>	<p>The Project implements Erosion Control Best Management Practices to minimize erosion and prevent sediment from leaving the Project area. The Project Description and Stormwater Control Plan in Appendix #C.4 describe how stormwater control design will incorporate LID features.</p>	<p>See above.</p>

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		Inventory shall be conditioned to reduce sediment discharge.		
<b>LAND USE AND PLANNING</b>				
<b>General Plan Update (GPU)</b>	<b>Standard S-S10:</b> <i>California Building Codes</i>	New construction shall conform to the most recently adopted California Building Codes.	As detailed in the proposed Site Plan and Project Description, the Project will conform with California Building Codes.	PBD to require submitted building plans meet these requirements prior to issuance of a building permit. And PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.
<b>Humboldt County Code (HCC)</b>	<b>HCC § 314-29:</b> <i>N – Noise Impact Combining Zone</i>	<b>29.1.5. Building Standards to Reduce Interior Noise Levels Required.</b> Building standards to reduce interior noise levels are required to limit noise levels to 45 dB CNEL-Ldn in all habitable rooms. New construction of single family and multifamily structures and structures designed for transient habitation shall conform to the applicable requirements of the Humboldt County Building Code.	The Project is within a Noise Impact Combining Zone. The Noise Assessment in Appendix #C.2 describes how residential units on the 2nd, 3rd and 4th levels of the community building closest to Central Avenue are expected to be exposed to excessive exterior noise levels. Noise control measures recommended in the report are incorporated as Project Design Features (see PDF-NOI-01b, -02) and enforced as Conditions of Approval.	PBD to require submitted building plans meet the noise control requirements prior to issuance of a building permit for the Community Center. And PBD to verify building construction meets the noise control requirements prior to issuance of a Certificate of Occupancy.
	<b>HCC § 314-61.1:</b> <i>WR – Streamside Management Areas and Wetlands Combining Zone</i>	<b>38.3 Modifications Imposed by the Streamside Management Areas and Wetlands Combining Zones.</b> The provisions of the Streamside Management Areas Ordinance shall apply in addition to regulations imposed by the principal zone, development regulations, and other special area combining regulations.	The Project Site includes a Streamside Management Area, and the Project will comply with the relevant requirements. The WHMM Plan in Appendix #C.1 describes the Project's impacts to wetlands and provides recommendations to mitigate those impacts.	PBD to require the site plan submitted for building permit approval shows no development within SMAs, except for riparian planting and stormwater detention basins.  USACE and NCRWQCB will enforce and monitor wetland protection measures in the WHMM Plan as

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
				regulatory permit conditions of approval via the CWA permits each agency respectively issued to the Project.
	<b>HCC § 314-61.1:</b> <i>Streamside Management Areas and Wetlands Ordinance (SMAWO)</i>	<b>61.1.5 Permit Required and Processing.</b> All development as defined in the General Plan within or affecting SMAs, wetlands or other wet areas not exempted under Section 314-61.1.4 shall require a permit pursuant to an application for development within SMAs, wetlands or other wet areas and processed as a special permit pursuant to the Humboldt County Zoning Regulations (Section 312-3.1.1 et seq.). For those activities subject to these regulations and conducted by the County Department of Public Works, the Director of the Department (of Public Works) shall be responsible for the environmental review and public notice requirement, be empowered to approve and issue a special permit following the making of findings, be empowered to meet with and work out solutions with impacted parties, and be required to provide notice and staff support to the Planning Commission when a hearing is requested. The impacted parties shall have a mandatory meeting with the Department of Public Works in an attempt to work out any issues before a hearing is requested or an appeal to the Planning Commission is filed.	See above.	See above.
	<b>HCC § 314-61.1:</b> <i>Streamside Management Areas and Wetlands Ordinance (SMAWO)</i>	<b>61.1.10.1 Mitigation measures for development within streamside management areas shall, at a minimum, include:</b>  <b>61.1.10.1.1</b> Retaining snags unless felling is required by CAL-OSHA, or by California Department of Forestry forest and fire protection regulations, or for public health and safety reasons, approved by the Planning and Building Director. Felled snags shall be left on the ground if consistent with fire protection regulations and the required treatment of slash or fuels.	See above.	PBD to require the site plan submitted for building permit approval shows no development within SMAs, except for riparian planting and stormwater detention basins.  PBD to require submitted grading plans meet the erosion control requirements of the SMAWO prior to issuance of a grading permit.

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p><b>61.1.10.1.2</b> Retain live trees with visible evidence of current or historical use as nesting sites by hawks, owls, eagles, osprey, herons, kites or egrets.</p> <p><b>61.1.10.1.3</b> Replanting of disturbed areas with riparian vegetation (including such species as alders, cottonwoods, willows, sitka spruce, etc.) shall be required unless natural regeneration does not occur within two (2) years of the completion of the development project. The mitigation and monitoring report adopted as a part of project approval shall include an alternative regeneration plan in case natural regeneration is not successful.</p> <p><b>61.1.10.1.4</b> Revegetation along channelized streams and other wet areas shall be required where the habitat has been converted to other uses. For development allowed within streamside management or other wet areas where the riparian habitat has been converted to other uses, the project shall be conditioned to require the development of new riparian or wetland habitat of an area equal to the area in which the development is to occur, or the area of an existing or proposed easement or right-of-way, whichever is larger.</p> <p><b>61.1.10.1.5 Erosion Control Measures.</b> As found within the Building Regulations, Section 331-14, Grading, Excavating, Erosion, and Sedimentation Control, and the following:</p> <p><b>61.1.10.1.5.1</b> During construction, land clearing and vegetation removal will be minimized, following the provisions of the Water Resources Element and the standards listed here;</p> <p><b>61.1.10.1.5.2</b> Construction sites with at least one hundred (100) square feet of exposed soil will be planted or seeded as appropriate per mitigations as recommended in writing by the lead agency</p>		PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p>with native or noninvasive vegetation and mulched with natural or chemical stabilizers to aid in erosion control and ensure revegetation;</p> <p><b>61.1.10.1.5.3</b> Long slopes will be minimized to increase infiltration and reduce water velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching, and berm construction.</p> <p><b>61.1.10.1.6</b> Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, nonerodable channels, diversion dikes, interceptor ditches, slope drains, or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipaters may be installed to prevent erosion at the point of discharge, where discharge is to natural ground or channels.</p> <p><b>61.1.10.1.7</b> Runoff shall be controlled to prevent erosion by on-site or off-site methods. On-site methods include, but are not limited to, the use of infiltration basins, percolation pits, or trenches. On-site methods are not suitable where high groundwater or slope stability problems would inhibit or be aggravated by on-site retention or where retention will provide no benefits for groundwater recharge or erosion control. Off-site methods include detention or dispersal of runoff over nonerodable vegetated surfaces where it would not contribute to downstream erosion or flooding.</p> <p><b>61.1.10.1.8</b> Disposal of silt, organic, and earthen material from sediment basins and excess material from construction will be disposed of out of the streamside management area to comply with California Department of Fish and Wildlife and the North Coast Regional Water Quality Control Board requirements.</p>		

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		<p><b>61.1.10.1.9</b> Winter operations (generally October 15th through April 15th) shall employ the following special considerations:</p> <p>(1) Slopes will be temporarily stabilized by stage seeding and/or planting of fast germinating seeds, such as barley or rye grass, and mulched with protective coverings such as natural or chemical stabilizations; and</p> <p>(2) Runoff from the site will be temporarily detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. Drainage controls are to be maintained as long as necessary to prevent erosion throughout construction.</p>		
	<b>HCC § 314-61.1: Streamside Management Areas and Wetlands Ordinance (SMAWO)</b>	<p><b>61.1.14 Incorporation of Recommendations as Conditions.</b> The recommendations contained within the written report shall be incorporated into any development permit as conditions of approval by the Responsible Department.</p>	The Project Site includes a Streamside Management Area and wetlands, which were evaluated in a biological report (Appendix #C.1) which contains recommendations that are incorporated into the conditions of approval for the Project. USACE and NCRWQCB also have permit requirements for impacts to wetlands. The report contains mitigation and monitoring recommendations addressing USACE and NCRWQCB requirements as well.	<p>PBD to require submitted grading plans meet the erosion control requirements of the SMAWO prior to issuance of a grading permit. And PBD to verify grading meets these requirements prior to issuance of a Certificate of Occupancy.</p> <p>USACE and NCRWQCB will enforce and monitor wetland protection measures in the WHMM Plan as regulatory permit conditions of approval via the CWA permits each agency respectively issued to the Project.</p>
		<p><b>61.1.15 Project Monitoring, Security, and Certificate of Completion.</b> The monitoring of mitigation measures and reporting of monitoring activities made as conditions to any permit issued pursuant to this section shall be performed as</p>	See above.	See above.

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p>specified in the project's adopted mitigation and monitoring plan.</p> <p>No development permit final acceptance, certificate of compliance or certificate of occupancy, nor any further development permits shall be issued unless and until all initial mitigation measures are completed and accepted by the County.</p> <p>Where a project is phased or where mitigation measures are to be monitored beyond an initial building, grading, or construction period, or where mitigation measures are required beyond this initial period, as described within the development permit, the permittee shall post a bond or equal security with the Responsible Department prior to commencing any grading or construction activities. The amount of the bond or security is to be based upon the cost of performing the required mitigation measures, the related monitoring and report activities, and the County's administrative and processing costs.</p> <p>Following a written notice to the permittee of a failure to complete or fully implement mitigation or monitoring measures within the time period specified within the permit conditions, the bond or other security may be forfeited and applied to the incomplete mitigation or monitoring measures at the discretion of the Responsible Department.</p>		
	<b>HCC § 314-2.2:</b> C-2: <i>Community Commercial Zone</i>	<p>The Community Commercial or C-2 Zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience. The following regulations shall apply in all Community Commercial or C-2 Zones.</p> <p>Principal Permitted Uses:</p> <ul style="list-style-type: none"> <li>- Social halls, fraternal and social organizations, and clubs.</li> </ul>	<p>The Project Site includes areas zoned as Community Commercial. As detailed in the Project Site Plan and Project Description, the Project's proposed development within the Site's C-2 Zone will comply with the relevant zoning requirements, including permitted uses and setbacks.</p>	<p>PBD to require the site plan submitted for approval meets these requirements prior to issuance of a building permit.</p> <p>PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.</p>



<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		<ul style="list-style-type: none"> <li>- Professional and business offices, and commercial instruction.</li> <li>- Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, bookstores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drugstores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries.</li> <li>- Caretaker's residence which is incidental to and under the same ownership as an existing commercial use.</li> <li>- Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, and sales of used or secondhand goods.</li> <li>- Within Housing Opportunity Zones multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-2 Zone.</li> <li>- Emergency shelters.</li> </ul>		

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		<ul style="list-style-type: none"> <li>- Tiny house villages and dependent unit villages with connection to public water and wastewater.</li> <li>- Commercial Residential.</li> <li>- Emergency dependent unit villages.</li> </ul> <p>Uses Permitted With a Special Permit:</p> <ul style="list-style-type: none"> <li>- Outside Housing Opportunity Zones, apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses designated "Principally Permitted" or "Conditionally Permitted" in the C-2 Zone.</li> <li>- Single-room occupancy facilities which are conversions of existing buildings.</li> <li>- Tiny house villages and dependent unit villages without connection to public water and wastewater.</li> <li>- Supportive housing may be located on the ground floor with a special permit.</li> </ul> <p>Uses Permitted With a Use Permit:</p> <ul style="list-style-type: none"> <li>- Hotels, motels, boarding and rooming houses, and manufactured home parks.</li> <li>- Small animal hospitals completely enclosed within a building.</li> <li>- Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metalworking shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing, lithographing and major auto repair.</li> </ul>		

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<ul style="list-style-type: none"> <li>- Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the C-2 Zone.</li> </ul> <p>Other Regulations:</p> <ul style="list-style-type: none"> <li>- Minimum Lot Area – 2,000 square feet</li> <li>- Minimum Lot Width – Twenty-five feet (25')</li> <li>- Minimum Yard Setbacks</li> <li>- Front – None, except that where frontage is in a block which is partially in a Residential Zone (RS, R-1, R-2, R-3, R-4) the front yard shall be the same as that required in such Residential Zone</li> <li>- Rear – Fifteen feet (15'), except that where a rear yard abuts on an alley, such rear yard may be not less than five feet (5')</li> <li>- Side – None, except that a side yard of an interior lot abutting on a Residential Zone (RS, R-1, R-2, R-3, R-4) or Agricultural Zone (AE, AG) shall be not less than the front yard required in such Residential Zone or Agricultural Zone.</li> <li>- Maximum Ground Coverage – (none specified)</li> <li>- Maximum Building Height – Seventy-five feet (75')</li> </ul>		
	<b>HCC § 314-6.2: R-1: Residential One-Family</b>	<p>The Residential One-Family or R-1 Zone is intended to be applied in areas of the County in which topography, access, utilities and public services make the area suitable and desirable for low density residential development. The following regulations shall apply in all Residential One-Family or R-1 Zones.</p> <p>Principal Permitted Uses:</p> <ul style="list-style-type: none"> <li>- One (1) family dwelling</li> </ul>	The Project Site includes areas zoned as Residential One-Family. As detailed in the Project Site Plan and Project Description, the Project's proposed development within the Site's R-1 Zones will comply with the relevant zoning requirements, including permitted uses and setbacks.	See above.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		<ul style="list-style-type: none"> <li>- Accessory dwelling unit</li> <li>- Single-unit supportive housing and transitional housing subject only to restrictions that apply to other residential dwellings of the same type in the same zone.</li> <li>- Rooming and boarding of not over two (2) persons not employed on the premises</li> <li>- Keeping of no more than four (4) household pets on each lot</li> </ul> <p>Uses Permitted With a Use Permit:</p> <ul style="list-style-type: none"> <li>- Guest houses and servants quarters</li> <li>- Public and private noncommercial recreation facilities, including golf courses</li> <li>- Manufactured home parks at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone</li> <li>- Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the R-1 Zone</li> </ul> <p>Other Regulations:</p> <ul style="list-style-type: none"> <li>- Minimum Lot Area – 5,000 square feet</li> <li>- Minimum Lot Width – Fifty feet (50')</li> <li>- Maximum Lot Depth – Three (3) times lot width</li> <li>- Maximum Yard Setbacks</li> <li>- Front – Twenty Feet (20')</li> <li>- Rear – Ten feet (10')</li> <li>- Interior Side – Five feet (5')</li> </ul>		

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		<ul style="list-style-type: none"> <li>- Exterior Side – Same as front or one-half the front if all parts of the main building are more than twenty-five feet (25') from the rear lot line, and the exterior side yard does not abut a collector or higher order street. (In questionable cases, the Public Works Director shall classify the subject street.)</li> <li>- Double Frontage Lots – Front and rear twenty feet (20'), except the rear yard setbacks may be reduced to ten feet (10') where such yard abuts an alley.</li> <li>- Flag lots – For flag lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turnaround on the lot.</li> <li>- Maximum Ground Coverage – Thirty-five percent (35%)</li> <li>- Maximum Building Height – Thirty-five feet (35')</li> </ul>		
<b>NOISE</b>				
<b>General Plan Update (GPU)</b>	<b>Policy N-P1:</b> <i>Minimize Noise from Stationary and Mobile Sources</i>	Minimize stationary noise sources and noise emanating from temporary activities by applying appropriate standards for average and short-term noise levels during permit review and subsequent monitoring.	The Noise Assessment for the Project (Appendix #C.2) describes measures to minimize noise from temporary activities through various restrictions, including limits on the hours during which they can occur, the total number of guests and vehicles that can be accommodated on-site, and the types and levels of noises that can be projected. All noise generated by events will be subject to the decibel limitations required by the Humboldt County Code. All events are subject to approval by We	<p>PBD shall implement the noise control measures described in the Noise Assessment (and identified more fully below) as conditions of Project approval.</p> <p>The Project Applicant is responsible for implementing the noise control measures described in the Noise Assessment and required as conditions of approval.</p>

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
			<p>Are Up to ensure they remain consistent with all applicable provisions of the Humboldt County Code.</p> <p>Conditions of approval include noise control measures specific to construction activities. The noise control measures for Special Events described in the Noise Assessment in Appendix #C.2 are also required as conditions of approval.</p>	
	<b>Standard N-S1:</b> <i>Land Use/Noise Compatibility Matrix</i>	The Land Use/Noise Compatibility Standards (Table 13-C) shall be used as a guide to ensure compatibility of land uses. Development may occur in areas identified as “normally unacceptable” if mitigation measures can reduce indoor noise levels to “Maximum Interior Noise Levels” and outdoor noise levels to the maximum “Normally Acceptable” value for the given Land Use Category.	The Noise Assessment (Appendix #C.2) describes noise control measures to ensure the Project will not generate noise that exceeds maximum acceptable levels. The Land Use/Noise Compatibility Standards in the McKinleyville Community Plan ensure that maximum interior exposure does not exceed 45 Ldn for residential structures, and “normally acceptable” levels for exterior noise does not exceed 70 Ldn.	See above.
	<b>Standard N-S4:</b> <i>Noise Study Requirements</i>	When a discretionary project has the potential to generate noise levels in excess of Plan standards, a noise study together with acceptable plans to assure compliance with the standards shall be required. The noise study shall measure or model as appropriate, Community Noise Equivalent Level (CNEL) and Maximum Noise Level (Lmax) levels at property lines and, if feasible, receptor locations. Noise studies shall be prepared by qualified individuals using calibrated equipment under currently accepted professional standards and include an analysis of the characteristics of the project in relation to noise levels, all feasible mitigations, and projected noise impacts. The Noise Guidebook published by the U.S. Department of Housing and Urban Development, or its	A Project-specific Noise Study was prepared by the Applicant (Appendix #C.2), which meets all the requirements of Standard N-S4.	See above.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
	<b>Standard N-S5:</b> <i>Noise Standards for Habitable Rooms</i>	Noise reduction shall be required as necessary in new development to achieve a maximum of 45 CNEL (Community Noise Equivalent Level) interior noise levels in all habitable rooms per California building standards.	The Noise Assessment in Appendix #C.2 concluded that the residential units on the 2nd, 3rd and 4th levels of the community building closest to Central Avenue are expected to be exposed to excessive exterior noise levels. The Project will implement required noise reductions to achieve a maximum of 45 CNEL in all habitable rooms via Project Design Feature PDF-NOI-1b (see below).	As a condition of Project approval, PBD to require building plans submitted for approval meets these requirements prior to issuance of a building permit for the Community Center.  As a condition of Project approval, PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.  PBD shall enforce all Project Design Features as conditions of Project approval.
	<b>Standard N-S6:</b> <i>Noise Reduction Requirements for Exterior Areas in Residential Zones</i>	Newly created single family residential lots of 5,000 square feet or more, should contain a usable outdoor area at least 200 square feet in size per dwelling unit that meets the 60 CNEL (Community Noise Equivalent Level) standard.	As explained in the environmental analysis and noise assessment in The Noise and Vibration Assessment for the Project shows a usable outdoor area of more than an acre meeting N-S6 standards, far above the minimum area required.	As a condition of Project approval, PBD to require the site plan submitted for approval conforms to the approved site plan prior to issuance of a building permit for the Community Center and residential structures.  As a condition of Project approval, PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.
	<b>Standard N-S7:</b> <i>Short-term Noise Performance Standards (Lmax)</i>	The following noise standards, unless otherwise specifically indicated, shall apply to all property within their assigned noise zones and such standards shall constitute the maximum permissible noise level within the respective zones.	As described in the Noise Assessment in Appendix #C.2, the Project is designed and conditioned to comply with the Short-Term Noise Performance Standards.	PBD shall enforce all Project Design Features and noise control measures as conditions of Project approval.  The Project Applicant is responsible for implementing the noise control measures described in the Noise

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing																										
		<table><tr><th colspan="3">SHORT-TERM NOISE STANDARDS (Lmax)</th></tr><tr><th rowspan="2">Zoning Classification</th><th>Day (maximum)</th><th>Night (maximum)</th></tr><tr><th>6:00 a.m. to 10:00 p.m.</th><th>10:00 p.m. to 6:00 a.m.</th></tr><tr><td></td><td>dBA</td><td>dBA</td></tr><tr><td>MG, MC, AE, TPZ, TC, AG, FP, FR, MH</td><td>80</td><td>70</td></tr><tr><td>CN, MB, ML, RRA, CG, CR</td><td>75</td><td>65</td></tr><tr><td>C-1, C-2, C-3,</td><td></td><td></td></tr><tr><td>RM, R-3, R-4</td><td>65</td><td>60</td></tr><tr><td>RS, R-1, R-2, NR</td><td>65</td><td>60</td></tr></table> <p><u>Exceptions.</u> The Short-Term Noise levels shown in the above table shall not apply to uses such as, but not limited to:</p> <p>1. Portable generator use in areas served by public electricity when electrical service is interrupted during emergencies as determined by the Planning Director.</p> <p>2. Temporary events in conformance with an approved Conditional Use Permit.</p> <p>3. Use of chainsaws for cutting firewood and power equipment used for landscape maintenance when accessory to permitted on-site uses.</p> <p>4. Heavy equipment and power tools used during construction of permitted structures when conforming to the terms of the approved permit.</p> <p>5. Emergency vehicles.</p> <p>Protocol for measuring exceedances:</p> <p>1. Calibrate and establish reference for sound meter:</p> <p>Decibel measurement made shall be based on a reference sound pressure of 0.0002 microbars as measured with a sound level meter using the "A" weighted network.</p> <p>2. Determine ambient background noise levels:</p> <p>Ambient noise without the noise source in operation shall be observed at 15 second intervals for a period of 15 minutes, measured along the property line in a direct line</p>	SHORT-TERM NOISE STANDARDS (Lmax)			Zoning Classification	Day (maximum)	Night (maximum)	6:00 a.m. to 10:00 p.m.	10:00 p.m. to 6:00 a.m.		dBA	dBA	MG, MC, AE, TPZ, TC, AG, FP, FR, MH	80	70	CN, MB, ML, RRA, CG, CR	75	65	C-1, C-2, C-3,			RM, R-3, R-4	65	60	RS, R-1, R-2, NR	65	60		Assessment and required as conditions of approval.
SHORT-TERM NOISE STANDARDS (Lmax)																														
Zoning Classification	Day (maximum)	Night (maximum)																												
	6:00 a.m. to 10:00 p.m.	10:00 p.m. to 6:00 a.m.																												
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		<p>between the noise source and the nearest receptor. The lowest reading is interpreted as the ambient noise level of that sampling point. If this reading is above the standard set for the noise zone, steps must be taken to determine the source or sources of the intruding high-level noise followed by appropriate control action before continuing the survey. If the reading is equal to or below the standard, the survey can proceed.</p> <p>3. Measure for exceedances:</p> <p>With the noise source in operation, record the instantaneous response at 15 second intervals for a 15 minute period. Or, for a noise source of less than 15 minutes, record the instantaneous response at 15 second intervals for the time the noise source is in operation. The lowest response level recorded while the noise source is in operation is interpreted as the intruding noise level. Compare the intruding noise levels with the standard. If the noise level generated from the noise source exceeds the standard, the noise source is generating noise levels in excess of the allowable standards set for the noise zone.</p>		
<b>GPU Programmatic EIR (GPU PEIR)</b>	<b>Mitigation Measure 3.6.3.2.a</b>	<p>Amend Implementation Measure N-IM7x., Noise Control Ordinance, to the Noise Element to require that construction noise parameters for discretionary projects be specified.</p> <p><b>N-IM7x. Noise Control Ordinance.</b> Prepare and consider a noise control ordinance to regulate noise and vibration sources in order to protect persons from existing or future excessive levels of noise and/or vibration which interfere with sleep, communication, relaxation, health or legally permitted use of property. The ordinance shall define excessive levels of noise for construction activities to be incorporated as permit requirements and other noise sources and may exempt or modify noise requirements for agricultural uses, construction activities, school functions,</p>	The County has not yet adopted a Noise Control Ordinance. In the interim, noise control measures are required as conditions of Project approval, including those specific to construction activities. The noise control measures for Special Events described in the Noise Assessment in Appendix #C.2 are also required as conditions of approval.	See above.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		property maintenance, waste collection and other sources. The ordinance shall include responsibilities and procedures for enforcement, abatement and variances.		
<b>McKinleyville Community Plan (MCCP)</b>	<b>Policy 3242.1</b>	Interior noise levels generated from exterior sources shall be limited to a maximum of 45 CNEL in all habitable rooms as specified in the California Noise Insulation Standards (Title 25, Section 28 of the California Code of Regulations establishes uniform minimum noise insulation standards to protect persons within new hotels, motels, apartment houses, and dwellings other than detached single family dwellings). This law requires that interior noise levels with windows closed shall not exceed annual CNEL of 45 dB in any habitable room. It also requires acoustical analysis for new residential structures located within an airport CNEL contour of 60 dB showing that the structure has been designed to limit intruding noise to allowable levels. This interior standard is required for single family detached dwellings, as well as multiple family dwellings, although the State noise insulation standards do not apply to this type of dwelling.	The Noise Assessment in Appendix #C.2 concluded that the residential units on the 2nd, 3rd and 4th levels of the community building closest to Central Avenue are expected to be exposed to excessive exterior noise levels. As part of the Project's Design Features, the Project will implement required noise reductions to achieve a maximum of 45 CNEL in all habitable rooms.	As a condition of Project approval, PBD to require building plans submitted for approval meets these requirements prior to issuance of a building permit for the Community Center.  As a condition of Project approval, PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.
	<b>Policy 3242.2</b>	Minimum exterior to interior noise reduction requirements shall be determined by subtracting 45 CNEL or 45 Ldn from outside noise levels as determined from adopted community noise level information.	See above.	See above.
<b>McKinleyville Community Plan PEIR</b>	<b>Measure 4.9.4.1</b>	The County of Humboldt shall continue to administer the noise hazard protective measures as established in Chapters 3240 of the Framework General Plan and McKinleyville Community Plan, and as required under state and federal law, including: <ul style="list-style-type: none"> <li>- Reviewing development project applications for land use incompatibilities due to exposure of the project site to significant noise levels or the on-</li> </ul>	See above.	See above.

Source or Type	Standard, Policy, Measure, or Condition	Description/Requirements	How Project Will Comply	Implementation Method and Timing
		<p>and off-site effects of proposed uses involving the generation of significant noise levels.</p> <ul style="list-style-type: none"> <li>- Prohibiting certain incompatible uses (i.e., mobile homes) from high noise areas.</li> <li>- Requiring sound insulation, acoustical barriers, or increased setbacks to achieve compatibility pursuant to Environmental Protection Agency noise exposure standards.</li> <li>- Analysis, avoidance, and mitigation of project-related noise which pose a significant effect on the environment as required under CEQA.</li> </ul>		
<b>Humboldt County Code (HCC)</b>	<b>HCC § 3133-29.1:</b> <i>N: Noise Impact Combining Zone</i>	<p><u>Purpose.</u> The purpose of these provisions is to establish regulations to maintain, within single family and multifamily structures and within structures designed for transient habitation, low exposure levels to noise associated with airports and major roads.</p> <p><u>Applicability.</u> The Noise Impact Regulations shall apply to lands designated “N” on the Zoning Maps that are located within areas mapped by the General Plan to have a noise exposure level of equal to or in excess of 60 dB Community Noise Equivalent Level – Day-Night Average Level (CNEL-Ldn).</p> <p><u>Modifications Imposed by the Noise Impact Regulations.</u> The provisions of the Noise Impact Regulations shall apply in addition to regulations imposed by the principal zone, development regulations, and other special area combining regulations.</p> <p><u>Prohibited Development.</u> Within areas above the 60 dB CNEL-Ldn level, placement of manufactured homes is prohibited.</p> <p><u>Building Standards to Reduce Interior Noise Levels Required.</u> Building standards to reduce interior noise levels</p>	See above.	See above.

<i>Source or Type</i>	<i>Standard, Policy, Measure, or Condition</i>	<i>Description/Requirements</i>	<i>How Project Will Comply</i>	<i>Implementation Method and Timing</i>
		are required to limit noise levels to 45 dB CNEL-Ldn in all habitable rooms. New construction of single family and multifamily structures and structures designed for transient habitation shall conform to the applicable requirements of the Humboldt County Building Code.		
<b>Project Design Feature</b>  <b>Standard Condition of Approval</b>	<b>Proposed PDF- NOI-01b: Exterior to Interior Noise Control</b>	The residential units on the 2nd, 3rd and 4th levels of the community building with direct views of Central Avenue traffic will be equipped with a mechanical ventilation system capable of supplying adequate fresh air to the units when windows and doors are closed for noise control. Acceptable mechanical ventilation systems include acoustically rated straight air transfer ducts such as the Fresh 80, 90 or 100-dB units by Fresh Ventilation (or equal) or a standard central air conditioning and/or a central heating system with adequate fresh air supply, which is equipped with a 'summer switch' to allow the fan to circulate air without cooling or heating operation, or other systems satisfactory to the local building official.	The Project will incorporate these requirements as part of the design and construction of the final buildings, as reflected in the Site Plan and Project Description.	As a condition of Project approval, PBD to require building plans submitted for approval meets these requirements prior to issuance of a building permit for the Community Center.  As a condition of Project approval, PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.
<b>Project Design Feature</b>  <b>Standard Condition of Approval</b>	<b>Proposed PDF- NOI-02: Property Perimeter/Barrier Fencing</b>	To avoid and substantially reduce a new significant adverse noise impact under CEQA, the applicant will construct an approximately 230-foot-long noise barrier fence/wall with a minimum top of wall elevation of six (6) feet above the adjacent project site finish grade, and along the property line shared with the residence shown as R3 in Figure 2, below. Such a barrier would reduce noise from the Project, including special events, weddings and parking lot activity.  To be effective as a barrier to noise, the noise barrier fence/wall should be built without cracks or gaps in the face or large or continuous gaps at the base or where they adjoin the homes or each other. The wall should also have a minimum surface weight of 3.0 lbs. per sq. ft. Acceptable materials for such walls include a 2x4 wood framed wall with wood or stucco finishes, masonry, and pre-cast concrete panels. A wood fence type wall may also be used. For a wood fence to meet these requirements, we typically	See above.	See above.

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		recommend that the fence be double faced with butted vertical fence boards on each side with a continuous layer of 1/2" plywood. Using the plywood ensures continued effectiveness of the barrier with age, since wood slats alone have a tendency to warp and separate with age allowing gaps to form and the barrier effect of the wall to diminish.		
<b>PUBLIC SERVICES</b>				
General Plan Update (GPU)	Policy IS-P3: <i>Requirements for Discretionary Development</i>	<p>The adequacy of public infrastructure and services for discretionary development greater than a single-family residence and/or Accessory Dwelling Unit shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Such discretionary development may be approved if it can be found that:</p> <p>A. Existing services are adequate; or</p> <p>B. Adequacy will be attained concurrent with project implementation through project conditions; or</p> <p>C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or</p> <p>D. Evidence in the record supports a finding that approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.</p>	As reflected in the Project Site Plan and Project Description, the Project Site has access to existing services that are adequate for the proposed development, including water, sewer, electricity, gas, waste disposal, and transportation services.	<p>PBD to require building plans submitted for approval meets these requirements prior to issuance of a building permit.</p> <p>PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.</p>
<b>TRANSPORTATION</b>				
General Plan Update (GPU)	Policy E-P10: <i>Transportation Management Plans</i>	Major commercial, business, or industrial, facility developments shall be required to submit a transportation management plan that addresses energy conservation measures such as connectivity to alternative transportation modes; preferential parking for carpools, vanpools, motorcycles, mopeds, and bicycles; shuttle services;	The Transportation and VMT Assessment for the Project in Appendix #C.3 describes how the Project meets these requirements.	As a condition of Project approval, PBD to require the final site plan submitted for approval meets these requirements prior to issuance of a building permit for the Community Center and residential structures.

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		alternative fueling stations; transit passes; bike lockers; and locker-room facilities. Develop incentives for projects not deemed as major that incorporate such energy conservation measures.		PBD to verify site construction meets these requirements prior to issuance of a Certificate of Occupancy.
<b>GPU Programmatic EIR (GPU PEIR)</b>	<b>Mitigation Measure 3.5.3.1.a</b>	<p>The following policies shall be added to the Circulation Element and would require the implementation of transportation demand management programs with new larger scale development in the unincorporated area.</p> <ul style="list-style-type: none"> <li>- <b>C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</b> Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational, environmental, economic, and health-related consequences.</li> <li>- <b>C-Px10. Transportation Demand Management Programs.</b> Require residential subdivisions and multifamily development that would result in fifteen or more dwelling units, and non-residential development that would employ greater than ten persons, and that require a discretionary permit, to comply with County transportation demand management programs.</li> </ul>	See above.	See above.
<b>McKinleyville Community Plan (MCCP)</b>	<b>Policy 4230.21</b>	New subdivisions and other major developments shall be designed to integrate with the pedestrian circulation network in the community.	See above.	See above.
<b>Standard Condition of Project Approval</b>	<b>Department of Public Works – Standard Permit Condition:</b> <i>Parking Lot</i>	Pursuant to HCC §§ 314-109.1.2.2.5 and 314-109.1.5.1, the Project's proposed parking lot shall be paved. Any drainage from the parking lot directed to County drainage facilities will need to include some form of oil water filtration system. At the entrance off Central Avenue, the parking lot shall provide pavement marking with the words "Keep Clear" to	The Project will comply with the Department of Public Works' (DPW's) parking lot requirements, as more fully described in Appendix D.	As a condition of Project approval, PBD shall require that the Applicant submit a final parking site plan to DPW for review and approval in accordance with the requirements set

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<b>Regulatory Permit Requirement</b>	<i>Requirements and Final Site Plan</i>	<p>allow vehicle movement into the property that are turning into the front parking area without causing stacking out into the Central Avenue travel lanes.</p> <p>The Project Applicant shall provide to the Humboldt County Department of Public Works a final conceptual site plan that provides dimensions on the parking stalls, parking aisles, and/or road widths between the parking areas. The Department will provide its final comments on the parking lot layout at the time the Applicant applies for an encroachment and/or building permit. The Department will require a dimensioned plan for final review prior to issuance of an encroachment permit to perform work within the County road right-of-way.</p>	The Project Applicant will submit a final parking lot site plan to DPW for review and approval at the time the Applicant applies for an encroachment and/or building permit. The site plan will reflect the "Keep Clear" language required by DPW, along with dimensions of all parking stalls, aisles, and road widths. The plan will also include an oil-water filtration system prior to discharge into the County stormwater system.	<p>forth in this condition and Appendix D.</p> <p>As a condition of permit approval for the Community Center and residential structures, DPW to review the proposed parking lot site plan for compliance with this condition and all other statutory requirements. These requirements shall be enforced as regulatory permit conditions via the corresponding encroachment permit issued by DPW for the Community Center and residential structures.</p>
<b>Standard Condition of Project Approval</b> <b>Regulatory Permit Requirement</b>	<b>Department of Public Works – Standard Permit Condition:</b> <i>Traffic Signal System Installation &amp; Completion</i>	<p>To ensure the Project does not cause traffic congestion on Central Avenue during the proposed onsite periodic events, the Project Applicant shall complete the traffic signal system at the intersection on Central Avenue and Anna Sparks Way with the installation of a new pole and mast arm on the southwest corner and a new mast arm on the existing northwest traffic pole to reduce the congestion at the intersection, along with pedestrian improvements along the frontage.</p> <p>The Project Applicant must apply for and obtain an encroachment permit for the construction and installation of the traffic pole on Central Avenue.</p>	The Project Applicant has agreed to install the traffic signal system improvements required by DPW. The Applicant will confer with DPW officials about the next steps to effectuate these improvements, including preparation of a development and implementation plan, if necessary. Prior to Project construction, the Applicant will obtain an encroachment permit from DPW to facilitate these improvements.	<p>As a condition of Project approval, PBD shall require that the Applicant confer with DPW to formulate a plan to develop and implement the traffic signal system contemplated in this condition and Appendix D.</p> <p>As a condition of encroachment permit approval for the Community Center and residential structures, DPW to review the proposed traffic signal improvements for compliance with these requirements. These requirements shall be enforced as regulatory permit conditions via the corresponding encroachment permit issued by DPW.</p>
<b>Standard Condition of Project Approval</b>	<b>Department of Public Works – Standard Permit Condition:</b> <i>Encroachment</i>	<p>The Project Applicant must apply for and obtain an encroachment permit for the following required frontage improvements:</p> <ol style="list-style-type: none"> <li>1. Remove and replace old existing residential driveways to construct full height Caltrans A2-6</li> </ol>	The Project Applicant has agreed to install the pedestrian frontage and traffic signal system improvements required by DPW. The Applicant will confer with DPW officials about the next steps to	As a condition of Project approval, PBD shall require that the Applicant obtain an encroachment permit from DPW reflecting these improvements prior to Project construction of the

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<b>Regulatory Permit Requirement</b>	<i>Permit for Frontage and Traffic Signal Improvements</i>	<p>curb and gutter with 5' useable sidewalk. The sidewalk can meander if needed.</p> <ol style="list-style-type: none"> <li>2. Retrofit the northeast corner ADA ramp to encompass the new configuration.</li> <li>3. Align entrance of the parking lot to Anna Sparks Lane.</li> <li>4. Complete the traffic signal system with the installation of the fourth leg of the traffic signal at the southwest corner of the intersection at Anna Sparks Lane and Central Avenue. This will require the removal of the existing stop signal fronting the proposed access and adding a traffic signal pole and all appurtenant facilities. In addition, adding a mast arm on the northwest traffic signal pole with all required equipment (see diagram in Appendix D).</li> </ol>	effectuate these improvements, including preparation of a development and implementation plan, if necessary. Prior to Project construction, the Applicant will obtain an encroachment permit from DPW to facilitate these improvements.	<p>Community Center and residential structures.</p> <p>PBD shall certify that all improvements have been made in accordance with the encroachment permit and to the satisfaction of DPW prior to issuance of a Certificate of Occupancy for the Community Center and residential structures..</p> <p>DPW to impose these improvements as conditions to the Project's encroachment permit. DPW to review the proposed improvements for compliance with these requirements. These requirements shall be enforced as regulatory permit conditions via the corresponding encroachment permit issued by DPW.</p>
<b>Standard Condition of Project Approval</b> <b>Regulatory Permit Requirement</b>	<b>Department of Public Works – Standard Permit Condition: New Bus Stop</b>	The Applicant has proposed, and DPW is agreeable to, constructing a bus stop within 500 feet of the Project site. DPW is currently working with the Humboldt Transit Authority (HTA) on developing a bus stop detail. If no detail has been completed at the time of Project approval, the Project Applicant shall provide a design to be approved by HTA (or authorized bus provider) and DPW prior to Project construction. The bus stop shall meet all ADA requirements.	The Project Applicant has proposed construction of a bus stop near the Project Site. To the extent HTA has not finalized a bus stop detail prior to Project approval, the Applicant will submit a proposed bus stop design, including all ADA-compliant features, to DPW and HTA for review and approval before commencement of Project construction.	<p>As a condition of Project approval, PBD shall require the Project Applicant to confer with HTA and DPW about whether a bus stop detail has been finalized.</p> <p>To the extent a bus stop detail has not been finalized at the time of Project Approval, DPW and HTA shall review the Applicant's final bus stop design for compliance with these conditions prior to Project construction of the Community Center and residential structures.</p>
<b>Standard Condition of</b>	<b>Department of Public Works – Standard Permit</b>	The following conditions shall be imposed as part of the Project's Lot Line Adjustment:	The Project will comply with these conditions as part of the Lot Line Adjustment it intends to seek from PBD.	PBD shall implement these requirements as conditions to approving the Project's proposed Lot



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Project Approval Regulatory Permit Requirement	Condition: Lot Line Adjustment Conditions	<ol style="list-style-type: none"> <li>1. <u>Monumentation</u>: The angle points of the new property lines shall be monumented pursuant to HCC § 325.5-9. The requirement for setting monuments may be waived by the County Surveyor if any one of the following findings can be made: <ol style="list-style-type: none"> <li>a. The new boundary lines are already adequately monumented of record.</li> <li>b. The new boundary lines can be accurately described from Government Subdivision Sections or aliquot parts thereof.</li> <li>c. The new boundary lines can be accurately described and located from existing monuments of record.</li> <li>d. The new boundary is based upon physical features (i.e., roads, creeks, etc.), which themselves monument the line.</li> </ol> </li> <li>2. <u>Graphical Exhibit</u>: If a Record of Survey will not be filed as part of a Lot Line Adjustment, the Lot Line Adjustment shall include a graphical exhibit compiled from record data depicting the resulting lots.</li> <li>3. <u>Informational Note</u>: Monumenting a line that is not shown on a filed map is what triggers a Record of Survey pursuant to Building and Planning Code § 8762(b)(4).</li> </ol>	The Project Applicant will ensure all records of survey are properly recorded with the County Clerk and all monumentation is implemented prior to Project operations.	Line Adjustment. PBD shall ensure the Applicant has satisfied these conditions prior to issuance of a Certificate of Occupancy for the Community Center and residential structures.

### TRIBAL CULTURAL RESOURCES

Standard Condition of Approval	Proposed Condition CR-01: Inadvertent	Prior to beginning any grading or construction a pre-construction meeting shall be held with field contractors, where the protocols for inadvertent discovery (described	Project approval is conditioned upon compliance with these requirements, which will be imposed upon all relevant	PBD to enforce this protocol as a condition of Project approval prior to
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<b>Regulatory Program Requirement</b>	<i>Discovery of Archaeological Material</i>	below) are communicated. The following provides means of responding to the circumstance of a significant discovery during the final implementation of the proposed development within the 2025 Addendum Project Area. If cultural materials are discovered during ground-disturbance activities (e.g., chipped or ground stone; historic debris; building foundations; bone, etc.), work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA Guidelines section 15064.5, subdivision (f). A qualified, professional archaeologist who meets the Secretary of the Interior's Standards and Guidelines shall be retained to evaluate and assess the significance of the discovery and develop and implement an avoidance or mitigation plan, as appropriate. If the discovery is known or likely to be associated with Native American heritage, the archeologist shall immediately contact the Tribal Historic Preservation Officers for the Blue Lake Rancheria, Wiyot Tribe, and the Bear River Band of Rohnerville Rancheria to evaluate the discovery. Work near the archaeological finds shall not resume until the archeologist has evaluated the materials and offered recommendations for further action in consultation with the Tribal Historic Preservation Officers for the Blue Lake Rancheria, Wiyot Tribe, and the Bear River Band of Rohnerville Rancheria, along with the Project applicant and the County of Humboldt, including development of a treatment plan in any instance where significant impacts cannot be avoided.	County-issued permits, including any special permits, conditional use permits, development permits, building permits, etc.  The Project will comply with this condition of approval by ensuring that all construction contractors implement and abide by this protocol.	commencement of Project construction activities.
<b>Standard Condition of Approval</b>  <b>Regulatory Compliance Measure</b>	<b>Proposed Condition CR-02:</b> <i>Inadvertent Discovery of Human Remains</i>	If human remains are discovered during Project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Cal. Health & Saf. Code, § 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the Coroner determines that the remains are of Native American origin, all subsequent actions must	See above.	See above.

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		comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Pub. Resources Code, § 5097). The Coroner shall contact the NAHC. The descendants or the most likely descendants of the deceased shall be contacted by NAHC, and work shall not resume until those descendants have made a recommendation to the landowner or the person responsible for the excavation work for the means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98. (See also: <a href="https://nahc.ca.gov/wp-content/uploads/2024/12/Discovery-of-human-remains.pdf">https://nahc.ca.gov/wp-content/uploads/2024/12/Discovery-of-human-remains.pdf</a> .)		
<b>UTILITIES AND SERVICE SYSTEMS</b>				
<b>General Plan Update (GPU)</b>	<b>Policy GP-P5:</b> <i>Connection to Public Wastewater Systems within Urban Service Areas</i>	All new development within Urban Service Areas shall connect to public wastewater systems.	The Project Site is within an Urban Development Area of the McKinleyville Community Planning Area and is currently served by existing public wastewater systems.	PBD to require building plans submitted for approval meet these requirements prior to issuance of a building permit.  PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.
	<b>Policy GP-P6:</b> <i>Use of On-Site Sewage Systems within Urban Development Areas</i>	The utilization of on-site sewage disposal systems shall not be acceptable for new subdivisions in the Urban Development Area, unless the Planning Commission makes specific factual findings that:  A. The extension of services is physically infeasible; or,	The Project Site is currently serviced by existing sewer connections, which will be able to support the Project's proposed development and land uses.	See above.

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		B. The area is not planned for service in the service provider's Municipal Service Review and other written long-term plans; or,  C. The services are not reasonably available in a timely manner.		
<b>McKinleyville Community Plan (MCCP)</b>	<b>Policy 2642.9</b>	Where feasible, new utilities shall be underground. When above ground facilities are the only feasible alternative, they shall be sited as unobtrusively as possible.	The Project Description and Site Plan show new utilities will be underground.	See above.
<b>Humboldt County Code (HCC)</b>	<b>HCC § 313-62.1.1.1: <i>Special Events and Attractions</i></b>	The temporary gathering of people for a circus, carnival, or other outdoor event, or similar assemblage of people and motorized vehicles may be permitted with a Special Permit in all zones except residential zones.	The Applicant will seek Special Permits for temporary event uses. Conditions of approval require conformance with the mitigation measures contained in the Project Description, Transportation and VMT Assessment in Appendix #C.2 and Noise Assessment in Appendix #C.3.	As a condition of Project approval, the Project Applicant shall be responsible for hosting Special Events consistent with the control measures described in the Project Description, Transportation and VMT Assessment, and Noise Assessment. PBD to ensure compliance with these conditions throughout Project operations.
<b>WILDFIRE</b>				
<b>General Plan Update (GPU)</b>	<b>Policy FR-P20: <i>Fire Safety Hazards</i></b>	The County shall continue to implement the State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and support voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.	As more fully described in the Project Description and Site Plan, the Project will comply with State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes.	PBD to require building plans submitted for approval meets these requirements prior to issuance of a building permit.  PBD to verify building construction meets these requirements prior to issuance of a Certificate of Occupancy.
	<b>Standard FR-S2: <i>Forestland-Residential Interface (FRI)</i></b>	A. Require new residential subdivisions adjacent to TPZ and public forestlands to include forested buffers and building setbacks between residential uses and adjacent timberlands to minimize use	As more fully described in the Project Description and Site Plan, the Project will comply with relevant fire safety protocols by planting fire-resistant/native plantings	See above.

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		<p>conflicts and safety hazards and, if necessary, require fire breaks around all or a portion of the development in consultation with CAL FIRE.</p> <p>B. For residential development, require compliance with fire safe standards, and ongoing fire protection management programs developed by qualified experts.</p> <p>C. For residential development in high and very high fire severity zones, require the establishment and maintenance of fire breaks and open space adjacent to forestlands, consistent with CALFIRE recommendations, and ongoing fire protection management programs developed by qualified experts to ensure defensible space.</p>	and ensuring ongoing compliance with fire safe standards and protection management programs.	