

Hare Creek Center Mitigation Monitoring & Reporting Program

Description of Impact	Mitigation Measure Summary	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
Reduce Visual Impact	Mitigation Measure 1: Prior to issuance of the Building Permit, the applicant shall resubmit the landscaping plan, for approval by the Community Development Director, illustrating: 1) nine Shore Pines (or coastal native tree equivalents) along the eastern edge of the proposed parking lot; 2) local coastal trees for the remainder of the landscaping plan; 3) the plant variety proposed for the trellis shown on the eastern edge of the parcel; and 4) types and locations of climbing plants that are appropriate to the coastal environment for all trellises of the project.	Submit Revised Landscaping Plan	Community Development Director	Review of revised plans and inspection of property prior to Final of Building permit to insure compliance	Review of plans prior to Building Permit approval. Confirm implementation at time of Final of Building Permit
Reduce Visual Impact	Mitigation Measure 2: Prior to issuance of the Building Permit, the applicant shall revise the Project Site Plan to set back the east face of Building C by an additional 5 feet and shall submit a landscaping plan to include installation of a five foot wide vegetative area along the east face (highway facing) elevation of Building C.	Submit Revised Site Plan	Community Development Director	Review of revised plans and inspection of property prior to Final of Building permit to insure compliance	Review of plans prior to Building Permit approval. Confirm implementation at time of Final of Building Permit
Reduce Visual Impact	Mitigation Measure 3: The rainwater catchment tank shall be of a non-reflective material in a natural and neutral tone. Prior to approval of the Building Permit, the applicant shall submit the colors for the cisterns and a mural design for the southernmost rainwater catchment tank on the east side of the property and the northernmost rainwater catchment tank on the west side of the property, for review and approval by the Director of Community Development. The mural shall depict a historic, cultural or natural theme related to the Mendocino Coast.	Submit revised colors and mural designs for rainwater catchment cisterns	Community Development Director	Review of mural design and inspection of property prior to Final of Building permit to insure compliance	Review of plans prior to Building Permit approval. Confirm implementation at time of Final of Building Permit
Reduce constructing impacts on air quality to a level that is less than significant.	Mitigation Measure 4: In order to minimize dust and keep dust from leaving the project site, a dust prevention and control plan shall be submitted for approval by the City Engineer in conjunction with the Storm Water Pollution Prevention Plan (SWPPP). The dust prevention and control plan shall demonstrate that the discharge of dust from the construction site will not occur, or can be controlled to an acceptable level depending on the particular site conditions and circumstances. The plan shall include the following information and provisions: 1. The plan shall address site conditions during construction operations, after normal working hours, and during various phases of construction. 2. The plan shall include the name and the 24 hour phone number of a responsible party in case of emergency. 3. If the importing or exporting of dirt is necessary as demonstrated by the cut and fill quantities on the grading plan, the plan shall also include the procedures necessary to keep the public streets and private properties along the haul route free of dirt, dust, and other debris. 4. When an entire project is to be graded and the subsequent construction on the site is to be completed in phases, the portion of the site not under construction shall be treated with dust preventive substance or plant materials and an irrigation system. 5. Grading shall be designed and grading activities shall be scheduled to ensure that repeat grading will not be required, and that completion of the dust-generating activity (e.g., construction, paving or planting) will occur as soon as possible. 6. The area disturbed by clearing, demolition, earth-moving, excavation operations or grading shall be minimized. 7. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions. Dust emissions shall be controlled by watering a minimum of two times each day, paving or other treatment of permanent on-site roads and construction roads, the covering of trucks carrying loads with dust content, and/or other dust-preventive measures (e.g., hydroseeding, etc.). 8. All unpaved surfaces shall have a posted speed limit of 10 miles per hour.	Submit & Implement Dust Prevention and Control Plan	Public Works Director	Review of plan and inspection of property during construction to insure compliance	Review of plans prior to Building Permit approval. Confirm implementation during construction.

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Reduce construction impacts on biological resources to a level that is less than significant.	Mitigation Measure 5: Minimize Potential Disturbance of Breeding Birds through the following techniques: 1. Work Windows. Conduct as much ground disturbance and vegetation (tree and shrub) removal as is feasible between September 1 and January 15, outside of the breeding season for most bird species. 2. Preconstruction Surveys. If ground disturbance or removal of vegetation occurs between January 16 and August 31, preconstruction surveys will be performed prior to such disturbance to determine the presence and location of nesting bird species. 3. Buffers. If nests are present, establishment of temporary protective breeding season buffers will avoid direct mortality of these birds. The appropriate buffer distance is species specific and will be determined by a qualified biologist as appropriate to prevent nest abandonment and direct mortality during construction.	Qualified Biologist to complete Preconstruction Survey of site and submission of survey results to the Community Development Director prior to construction	Community Development Director	Review of preconstruction survey and inspection of property during construction to insure compliance	Prior to construction
Reduce construction impacts on cultural resources to a level that is less than significant.	Mitigation Measure 6: A Native American monitor shall be present during all ground disturbing activities. Additionally the project applicant shall provide five day notice to the Sherwood Valley Band of Pomo Indians in advance of ground disturbing activities on the site so the SVBP can schedule a Native American monitor for the site. If any cultural resources are discovered during construction activities the applicant shall follow state and local laws requiring that the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department immediately of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with the Sherwood Valley Band of Pomo.	Hire qualified Native American Monitor to monitor all ground disturbing activities on site	Community Development Director	Contact SVBP to insure that a Native American Monitor has been hired prior to approval of the Building Permit	Prior to approval of Building Permit and during construction
Reduce construction impacts on cultural resources to a level that is less than significant.	Mitigation Measure 7: If human remains are identified during project construction that applicant shall follow the following procedures. All development shall cease immediately and shall not commence until so directed by the Community Development Director. The Director and county corner shall be notified immediately. The applicant shall follow the procedure defined in 17.50.030E of the Coastal Land Use and Development Code.	Hire qualified Native American Monitor to monitor all ground disturbing activities on site and follow guidance regarding any site discoveries	Community Development Director	Contact SVBP to insure that a Native American Monitor has been hired prior to approval of the Building Permit	Prior to approval of Building Permit and during construction
Reduce impacts of project due to seismic and other hazards to a level of less than significant	Mitigation Measure 8: The recommendations of the Krazen & Associates geotechnical report shall be followed for site grading, compaction and preparation of engineered fill.	Follow all recommendations of Krazen and Associates Geotechnical report for construction	Director of Public Works	Site visits during grading activities	During construction
Insure that all permits are obtained and complied with	Mitigation Measure 9: The Applicant shall secure all necessary permits for the proposed development from City and State agencies having jurisdiction, including a Grading Permit, NPDES Permit, Building Permit and others as required.	Obtain all required permits prior to construction	Community Development Director	Confirm all permits prior to approval of building permit	Prior to approval of Building Permit
Reduce impacts of project on stormwater resources to a level that is less than significant	Mitigation Measure 10: Prior to issuance of the Building Permit, the applicant shall submit a Storm Water Pollution Prevention Plan for review and approval by the Community Development Director, that shall include measures for prevention of gasoline, oil and lubricant spills, and an action plan for clean-up of any accidental fluids or other contaminants spilled or encountered during conversion and construction activities.	Submit Stormwater Pollution Prevention Plan	Director of Public Works	Review of SWMP prior to issuance of Building Permit and site visit during construction	During construction

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Insure that the stormwater management system functions as designed to reduce impacts of project on stormwater resources to a level that is less than significant	Mitigation Measure 11: During construction the areas slated for bioswales will be protected from excessive grading and compaction with construction fencing. The efficacy of the bioswales will be demonstrated prior to final of the building permit, by testing the permeability of the soil with a perc test. Once the Hare Creek Center is operational, the bioswales will be inspected for clogging at least monthly. If clogging is identified it shall be addressed immediately to ensure the effective operation of this stormwater system.	Install construction fencing to protect areas for bioswales from construction related compaction	Director of Public Works	Site visit during construction	During construction
Reduce project impacts on biological resources to a level that is less than significant.	Mitigation Measure 12: The project landscaping plan shall not include any species of broom, pampas grass, gorse, or other species of invasive non-native plants, such as Monterey Cypress deemed undesirable by the City or other regulatory agency. Nor will the applicant plant any of these invasive plants on the property now or in the future.	Submit Landscaping Plan	Community Development Director	Review of Landscaping Plan and inspection of property prior to Final of Building permit to insure compliance	Review of plans prior to Building Permit approval. Confirm implementation at time of Final of Building Permit
Reduce project impacts on noise levels to a level that is less than significant.	Mitigation Measure 13: Grading and earthwork activity shall be limited to the hours of 8:00am to 5:00pm Monday through Friday.	Limit time of construction	Community Development Director	Site visit during construction	During construction
Reduce project impacts on biological resources to a level that is less than significant.	Mitigation Measure 14: Shopping Carts at the Hare Creek Center shall include lock out technology so that the carts cannot be removed from the parking lot.	Include requirement in lease agreements that all shopping carts shall include lockout technology	Community Development Director	Site visit after opening	After opening
Reduce project impacts on traffic to a level that is less than significant.	Mitigation Measure 15: Prior to issuance of the Building Permit, the applicant shall submit plans to the Director of Public Works for review and approval for: 1) widening the eastbound approach of Ocean View Drive (at Highway 1 and Ocean View Drive); 2) adding a right turn only lane, and; 3) completing related relocation/redesign of sidewalks and signals. The right turn only lane shall be of a length, determined by the Director of Public Works, to ensure effective queuing of traffic prior to turn movements. Prior to the final approval of the Building Permit, the Director of Public Works shall confirm that the plans for widening Ocean View Drive and adding the right turn only lane and relocating sidewalks and other infrastructure have been completed as approved by the Director of Public Works.	Submit and implement plans as required in mitigation measure	Director of Public Works	Review of plans prior to issuance of Building Permit and site visit during construction	Review of plans prior to Building Permit approval. Confirm implementation at time of Final of Building Permit
Reduce project impacts on fire safety to a level that is less than significant.	Mitigation Measure 16: Prior to approval of the Building Permit, the applicant shall submit a new site plan to the Community Development Director illustrating the addition of two fire hydrants: one to be located between Building A and Bayview Drive and the other hydrant located between Building B and Bayview Drive.	Submit and implement plans as required in mitigation measure	Community Development Director & Fire Marshall	Review of plans prior to issuance of Building Permit and site visit during construction	Review of plans prior to Building Permit approval. Confirm implementation at time of Final of Building Permit
Insure that the project conforms with regional and local plans	Mitigation Measure 17: Prior to issuance of the Building Permit, the applicant shall submit a new site plan to the Community Development Director illustrating the sidewalk improvements along Highway 1 as part of this project. The sidewalk improvements will conform with the requirements of the South Fort Bragg Pedestrian Access Plan , which include a sidewalk of at least 6 feet in width with a 5 foot landscaped buffer between the sidewalk and the Highway 1 right of way.	Submit and implement plans as required in mitigation measure	Community Development Director	Review of plans prior to issuance of Building Permit	Review of plans prior to Building Permit approval. Confirm implementation at time of Final of Building Permit
Reduce project impacts on City infrastructure.	Mitigation Measure 18: Prior to issuance of the building permit, the applicant shall pay all capacity charges associated with the project.	Pay all capacity charges	Community Development Director	Receive payment prior to issuance of Building Permit	Prior to Building Permit approval.

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Insure that the Infiltration system works as designed into the future to reduce stormwater impacts of the project to a level that is less than significant.	Mitigation Measure 19: Prior to issuance of a final on the Building permit, the applicant shall record an easement for the infiltration trench.	Record an Easement	Director of Public Works	Review of Easement	Prior to Final of Building Permit
Reduce project impacts on City infrastructure to a level that is less than significant.	Mitigation Measure 20: Prior to approval of the Building Permit, the City of Fort Bragg shall prepare a study at the applicant's expense which will determine the fair share cost to upgrade the four culverts and outfall and to re-grade the drainage ditch along Ocean View Drive if needed to accommodate additional stormwater from the site. Prior to the approval of the Building Permit, the applicant will either pay the City for the applicant's proportional share of the cost for the improvements or install the improvements.	Pay for proportional share of the cost for the improvements.	Director of Public Works	Installation prior to final of Building Permit	Prior to Final of Building Permit
Reduce project impacts on Solid Waste to a level that is less than significant.	Mitigation Measure 21: Prior to issuance of the Building Permit, the applicant shall submit a revised site plan to the Community Development Director illustrating a recycling enclosure for segregation of green and food waste (compostable materials) for both the restaurant and the grocery store.	Submit and implement plans as required in mitigation measure	Community Development Director	Review of plans prior to issuance of Building Permit and site visit during construction	Review of plans prior to Building Permit approval. Confirm implementation at time of Final of Building Permit