

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM CENTRAL COAST TRANSFER STATION

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a lead agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it approves a project for which measures have been identified and required to mitigate or avoid potentially significant adverse effects on the environment. The purpose of the MMRP is to ensure compliance with the mitigation measures during project implementation.

The Final EIR for the Central Coast Transfer Station Project concluded that implementation of the project could result in significant adverse effects on the environment and mitigation measures were developed to avoid or reduce all such potential impacts to levels of insignificance. This MMRP addresses those measures in terms of how and when they will be implemented. **Table A-1** on the following pages provides the MMRP for the proposed project in accordance with CEQA. Clarifications to the mitigations identified in the response to comments on the original Draft EIR and in the response to comments on the Revised Draft EIR have been incorporated into this MMRP.

Upon certification of the EIR and approval of the project, the City and County will request proposals from qualified waste management companies to design, build and operate the Central Coast Transfer Station. Accordingly, for purposes of this MMRP, "Project Contractor/Operator" means the company or companies that the City and County select to construct and operate the project. After project construction and operation contract(s) are awarded, the City of Fort Bragg and the County of Mendocino have agreed that the County will represent both agencies in all further contract oversight and mitigation monitoring activities.

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Individual Responsible for Implementing/Complying with Mitigation Measure	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and/or Duration of Monitoring	Performance Criteria
<p>3.3 Air Quality and Odor</p> <p>AQ-1 Air Quality Control Measures during Construction. The Project Contractor/Operator shall implement the following Best Management Practices:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. 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. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible and feasible. Building pads shall be laid as soon as possible and feasible, as well, after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified 	Project Contractor/Operator	Mendocino County Planning & Building Services; Mendocino County Air Quality Management District	Project construction	Project construction	County/District standards

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<p>mechanic and determined to be running in proper condition prior to operation.</p> <p>8. 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 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p>9. Include all applicable requirements contained in District Regulation 1, Rule 1-430.</p>					
<p>AQ-2 Select Equipment during Construction to Minimize Emissions. The Project Contractor shall follow the following standard: All diesel-powered off-road equipment larger than 50 horsepower and operating at the site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent.</p>	Project Contractor/ Operator	Mendocino County Planning & Building Services; Mendocino County Air Quality Management District	Project construction	Project construction	County/ District standards
<p>AQ-3 Implement Odor Reduction Measures. The County and City shall require as an enforceable provision of the operations contract for the facility that no odors are detectable beyond the site boundaries. When approving the final building design, the County and City will ensure that it is compatible with installation of any necessary odor control systems. The operations contract will require: <u>Design & Construction</u></p> <p>1. Design of facility to ensure all transfer, handling and storage of solid waste material occurs within the fully enclosed building. The County Environmental Health Division, Local Enforcement Agent (LEA) for CalRecycle, has jurisdiction over odor</p>	Project Contractor/ Operator	Mendocino County Planning & Building Services; Mendocino County Air Quality Management District; Mendocino County Solid Waste Director	Project construction and operation	Project construction and operation	County/ District standards

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<p>impacts of a solid waste facility and conducts periodic inspections and responses to complaints. If the LEA confirms off-site odor at any time, the operator will be required to implement any or all of the following controls: A. Air curtains at doorways B. Overhead misting system C. Negative pressure ventilation with exhaust air directed through biofilters</p> <p><u>Operation</u></p> <ol style="list-style-type: none"> 1. Close all doors when facility is not operating. 2. Ensure material is not stored on site for more than 48 hours. 3. Develop and implement best management practices to clean the facility on a daily basis, including removing all odor producing food waste from facility floors and equipment. 4. Provide neighbors with a contact name and phone number to report odor or dust complaints. Such complaints shall be documented. The source or cause of any odor will be identified and actions taken to mitigate the odors shall also be documented. <p>The County and City shall designate a staff member to receive, document, and follow-up on odor complaints. A record shall be kept of each complaint for a minimum of five years from the date the complaint is received.</p>					
<p>3.4 Biological Resources</p> <p>Bio-1a Mitigate Impacts to Coast Lily</p> <p>The County and City shall implement the following measures to mitigate the temporary and permanent impacts to Coast lily plants during construction and operation of the project:</p> <p><u>During Construction (0.003 acre subpopulation polygon)</u></p>	Project Contractor/Operator	Mendocino County Planning & Building Services; Mendocino County Solid Waste Director	Project construction and operation	Project construction and annual monitoring for two years	100% success rate after two years

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<p>The building contractor shall install construction avoidance fencing at the interface of project footprint and the edge of the 0.003 acre coast lily subpopulation present on the south edge of the project site (refer to Figure 3.4-1 of the Draft EIR). The fencing will be at a minimum 100 linear feet in length to provide a barrier between the construction footprint and adjacent coast lily subpopulation. The construction fencing will be placed so that there is no “construction buffer” in this area, so as to avoid direct impacts to coast lily individuals. The construction avoidance fencing shall be installed by a qualified biologist and inspected weekly for the duration of construction to ensure that the fencing remains installed properly.</p> <p><u>During Operation (0.003 acre subpopulation polygon)</u> Permanent fencing shall be installed prior to operation of the project. The fencing shall be approximately 100 feet in length and placed between the driveway leading to the scalehouse and the subpopulation polygon so as to create a permanent barrier from project operation. Perimeter fencing installed around the perimeter of the transfer station facility may suffice as protection of the subpopulation polygon from operational activities.</p> <p><u>Five Individual Coast Lily Plants</u> The five individual coast lily plants, as identified within the project footprint on Figure 3.4-1 of the Draft EIR, shall be relocated, if possible, to the south subpopulation area. If relocation is not possible a nursery will be contracted to provide locally sourced plant stock and the five plants will be replaced at a 2:1 ratio. The plant stock or plantings shall be placed in an area adjacent to the south subpopulation. The plant replacement (whether through relocation and/or replanting) shall require annual monitoring for two years, with 100% success. To ensure meeting the 100% success criteria it is recommended that supplemental planting occur at a minimum of 20% (i.e.: 1 additional plant for relocation</p>					

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or two additional plants for nursery-provided plant stock).					
Bio-1b Mitigate Impact to CRPR Listed Tree Species: Mendocino Cypress and Bolander's Pine The impacts to CRPR-listed tree species Mendocino cypress and Bolander's pine (a 0.58 acre area) shall be mitigated through preservation at an offsite location. To mitigate for the removal of Mendocino pygmy cypress trees (approximately 229 individuals of intermediate and tall morphotypes) and Bolander's pine (approximately 38 individuals), present within 0.58 acre impact area mapped as Pygmy cypress Alliance (tall and intermediate morphotypes), as well as where individual CRPR listed trees are scattered within the Bishop Pine Alliance proposed for removal, the County shall create the Caspar Pygmy Forest Preserve encompassing a 28.3 acre County-owned parcel off Prairie Way in Caspar (APN 118-500-45). The County shall execute appropriate legal documents to guarantee that the Caspar Pygmy Forest Preserve will remain undeveloped in perpetuity and only accessible for botanical research and other activities consistent with undiminished protection of the habitat. The preservation may be accomplished by transferring title or an easement to an established conservation organization subject to a preservation covenant, or, if no such organization is found, by the County recording a covenant creating a conservation easement on behalf of the public. In that instance, the County shall secure all access points to the property and post warning signs. Quarterly inspection of the Caspar Pygmy Forest Preserve will be made by County personnel along with their routine mandatory inspections of the cover of the nearby closed Caspar Landfill. The inspections of the Preserve shall ensure all access points	County & Project Contractor/Operator	Mendocino County Planning & Building Services; CDFW; Mendocino County Solid Waste Director	Prior to operation	Quarterly inspections in perpetuity	Successful transfer of title or a conservation easement

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<p>remain secure and signage is in place, and that no vandalism or trash dumping occurs, and propose and implement remedial activities if necessary to maintain current condition of the Preserve. Invasive plants along the southern boundary of the Caspar Pygmy Forest Preserve/Preservation Parcel shall be eradicated. A vegetation description and map of the mitigation parcel are included in Appendix L of the Revised DEIR.</p>					
<p>Bio-1c Minimize and Avoid Impacts to Sonoma Tree Vole. The County and City shall consult with CDFW to minimize and avoid potential impacts to Sonoma tree vole during tree removal and project construction activities. Trees shall be removed during the non-breeding season (October to January). If seasonal avoidance of breeding time (February through September) cannot be implemented for tree removal activities, pre-construction surveys shall be conducted by a qualified biologist, in a manner such as follows (to be refined if necessary in consultation with CDFW):</p> <ul style="list-style-type: none"> No more than two weeks before tree removal activities begin, a biologist will assess what portions, if any, of the tree removal area and areas within 50 feet of tree removal, is potential tree vole habitat, based on species composition and discussion with CDFW. If tree vole habitat is located on portions of the property within 50 feet of tree removal areas, a qualified biologist shall conduct a survey for presence of the species on the property in areas within 50 feet of tree removal and construction footprint. A standard survey methodology shall include at least two trained observers conducting visual searches for tree vole nests while walking along transects spaced 25 meters apart. When either fecal pellets, resin ducts, 	County & City/ Project Contractor	Mendocino County Planning & Building Services; CDFW; Mendocino County Solid Waste Director	Project construction	Project construction	CDFW standards

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<p>or potential nests are observed, vole nests must be confirmed by climbing trees and examining all potential nests to see if they contain evidence of occupancy by tree voles (fecal pellets, resin ducts, and conifer branch cuttings).</p> <ul style="list-style-type: none"> If occupied habitat is identified during pre-construction surveys, clearing/construction activities shall be suspended while the biologist consults with CDFW to determine how to avoid disruption to breeding activity or if individual relocation is possible. 					
<p>Bio-1d Conduct pre-construction Avian Surveys for Nesting Passerine Birds and Avian Species of Special Concern.</p> <p>The Project Contractor shall conduct vegetation clearing activities if possible during the fall and/or winter months from August 16 to March 14, outside of the active nesting season for migratory bird species (i.e., March 15 to August 15). If vegetation cannot be removed during the non-breeding season, the Project Contractor shall have a qualified biologist conduct preconstruction surveys within impact area from ground disturbance and tree removal, to check for nesting activity of migratory and special-status bird species. The biologist shall conduct the preconstruction surveys within the 14-day period prior to vegetation removal and ground-disturbing activities (on a minimum of three separate days within that 14-day period). If ground disturbance and tree removal work lapses for 15 days or longer during the breeding season, a qualified biologist shall conduct supplemental avian preconstruction survey before project work may be reinitiated.</p> <p>If nesting activity is detected within the project footprint or within 300 feet of construction activities, the Project Contractor shall have trees flagged that are supporting breeding, and will not remove those trees until the nests have fledged. Construction activities shall avoid nest sites</p>	Project Contractor	USFWS; CDFW	Pre-construction	Pre-construction	CDFW standards

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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 300 feet of the construction area, buffers will be implemented if deemed appropriate in coordination with CDFW.					
Bio-1e Avoid Impacts to Special-Status Bat Species. The County and City shall conduct tree removal activities outside of the bat breeding period of March 1 through August 31 if possible, so ideally tree removal would occur from September 1 to February 28. If trees cannot be removed during this time, the following measures shall be implemented: <ul style="list-style-type: none"> • A qualified biologist shall be retained to conduct a habitat assessment at least 30 days and no more than 90 days prior to construction activities (i.e., ground-clearing and grading, including removal or trimming of trees) of all trees on the site that are proposed for removal. The assessment shall be designed to identify trees containing suitable roosting habitat for bats and to identify mitigation measures needed to protect roosting bats. • If the habitat assessment identifies suitable special-status bat habitat and/or habitat trees, the biologist shall identify and evaluate the type of habitat present at the project site and specify methods for habitat and/or habitat tree removal in coordination with CDFW based on site-specific conditions. If bat habitat is present, removal of trees or areas that have been identified as habitat shall occur in two phases over two days under the supervision of a qualified biologist. In the afternoon on day one, limbs and branches of habitat trees without cavities, crevices and deep bark fissures would be removed by chainsaw. On day two, the entire tree can be removed. If trees 	Project Contractor	Mendocino County Planning & Building Services; CDFW; Mendocino County Solid Waste Director	Pre-construction	Pre-construction	CDFW standards

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with cavities, crevices and deep bark fissures are proposed for removal, CDFW shall be consulted for removal methods.					
<p>Bio-2a Mitigate Impacts to Cypress forest-tall and Cypress forest – intermediate.</p> <p>The impacts to 0.58 acres of Cypress forest habitat shall be mitigated through preservation at an offsite location. The County and City propose to use a site identified as Assessor's Parcel Number (APN) 118-50-045 which is adjacent to and north of the Caspar transfer station parcel. A conservation easement will be placed over the preservation site to permanently preserve an area to compensate for areas of impact at the proposed project site (Cypress forest-tall and Cypress forest-intermediate. The conservation easement may consist of a mixture of the three cypress morphotypes; pygmy, intermediate, and/or tall cypress and Bolander's pine forest. The acreage is in addition to the area being preserved for impacts to sensitive-listed individual tree species within the habitats mitigated for under BIO-2a (cypress forest-tall and intermediate-map units) and shall be coincident to the area placed under conservation easement per Mitigation Measure BIO-1b.</p> <p>To mitigate for the removal of 0.58 acre of Mendocino pygmy cypress (tall and intermediate morphotypes) [12.6% of onsite map units], the County will designate the Caspar Pygmy Forest Preserve encompassing a 28.3 acre parcel. The County will execute appropriate legal documents to guarantee that the Caspar Pygmy Forest Preserve will remain undeveloped in perpetuity and accessible for botanical research and other activities consistent with undiminished protection of the habitat. This may be accomplished by transferring title or an easement to an established conservation organization subject to a preservation covenant, or, if no such organization is found,</p>	Project Contractor	Mendocino County Planning & Building Services; Mendocino County Solid Waste Director	Prior to operation	Quarterly inspections in perpetuity	Successful transfer of title or a conservation easement

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<p>by the County recording a covenant creating a conservation easement on behalf of the public. In that instance, the County will secure all access points to the property and post warning signs. Periodic inspection of the Caspar Pygmy Forest Preserve will be made by County personnel at the same times as mandatory inspections are made of the cover of the nearby closed Caspar Landfill.</p>					
<p>Bio-2b Mitigate Impacts to Bishop Pine Forest Alliance. The impacts from removal of 4.0 acres of Bishop Pine Forest Alliance at the project site will be mitigated as follows:</p> <ol style="list-style-type: none"> 1. Preservation of 5.76 acres of Bishop Pine Forest at the Caspar Pygmy Forest Preserve (APN 118-500-45), which is described above in Mitigation Measure BIO-2a. As shown on the vegetation map (included in Appendix L), a substantial area in the center of this parcel is Bishop Pine Forest. Unless preserved, this parcel would be surplus property available for sale and residential development. The provisions for protection, ownership and management of the mitigation parcel are described above in Mitigation Measure BIO-2a. 2. Restoration of 6.29 acres of Bishop Pine Forest at the closed Caspar Landfill property (APN 118-500-11) owned by the County of Mendocino and the City of Fort Bragg. The restoration will consist of reestablishment of 1.01 acres where Bishop Pine is absent and enhancement of 5.28 acres where the Bishop Pine habitat currently exists but is seriously degraded. The plan for reestablishment and enhancement was prepared by WRA Associates and is attached to the Revised DEIR as Appendix L. 	County/ Project Contractor	Mendocino County Planning & Building Services; Mendocino County Solid Waste Director	Prior to operation	Quarterly inspections in perpetuity	Transfer of title or a conservation easement; implementation of Bishop Pine Mitigation Plan (WRA Associates-2016)

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3.5	Cultural Resources					
CR-1	<p>Disturbance of Undiscovered Archaeological Resources. During the course of ground-disturbing activities associated with project construction activities, if any cultural resources are discovered, work shall be halted immediately within 50 feet of the discovery, and the Mendocino County Planning Department shall be immediately notified. At that time, the County will coordinate any necessary investigation and evaluation of the discovery with a qualified archaeologist. If the archaeological resources are Native American, representatives of the appropriate culturally affiliated tribe shall also be enlisted to help evaluate the find and suggest appropriate treatment.</p> <p>The County shall consult with the archaeologist and agree upon implementation of treatment of the resources that is deemed appropriate and feasible. Such treatment may include avoidance, curation, documentation, excavation, preservation in place, or other appropriate measures.</p>	Project Contractor	Mendocino County Planning & Building Services	Project construction	Project construction	County/ State standards
CR-2	<p>Potential Disturbance of Undiscovered Paleontological Resources. During the course of ground-disturbing activities associated with project construction activities, if any paleontological resources are discovered, work shall be halted immediately within 50 feet of the discovery, and the Mendocino County Planning Department shall be immediately notified. At that time, the County will coordinate any necessary investigation of the discovery with a qualified paleontologist.</p> <p>The County shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The County shall consult with the paleontologist and agree upon</p>	Project Contractor	Mendocino County Planning & Building Services	Project construction	Continuousl y during construction	State standards

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implementation of a measure(s) that are deemed appropriate and feasible. Such mitigation measures may include avoidance, curation, documentation, excavation, preservation in place, or other appropriate measures.					
CR-3 Potential to Uncover Human Remains. If construction activities result in the discovery of human remains during ground disturbing construction activities, in accordance with California Health and Safety Code Section 7050.5, no further disturbance shall occur until the Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Coroner shall be notified of the find immediately and there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Coroner makes the required determinations regarding the remains. If the human remains are determined to be prehistoric, the Coroner shall notify the NAHC, which shall determine and notify a Most Likely Descendant. The Most Likely Descendant shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials.	Project Contractor	County Coroner; NAHC	Project construction	Continuously during construction	State standards
3.6 Geology and Soils GEO-1 Conduct a Geotechnical Study and Implement Recommendations. The County and City shall require a California registered Geotechnical Engineer to conduct a design-level geotechnical study for the project. The geotechnical study shall address all areas of ground disturbance, evaluate seismic hazards, and provide recommendations to mitigate the effects of: strong ground shaking, liquefiable soils, lateral spreading, and subsidence in adherence with applicable design standards, including applicable CBC and Mendocino County Building Code standards for earthquake resistant construction. The seismic criteria shall take into	Project Contractor	Mendocino County Planning & Building Services	Pre-construction	Pre-construction	County and CBC standards

Mitigation Measure	Individual Responsible for Implementing/ Complying with Mitigation Measure	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and/or Duration of Monitoring	Performance Criteria
<p>account the active faults that will affect the project site, and ground motions and shaking related to the faults.</p> <p>The geotechnical study shall also include evaluation of unstable soils in the project area, including areas susceptible to liquefaction or subsidence, and areas containing expansive soils. The study shall provide measures to repair, stabilize, or avoid such soils, and include grading, drainage, paving, and foundation design recommendations such that adherence with current applicable standards for earthquake resistant construction would be achieved. This may include, but would not be limited to, one or more of the following measures (or equivalent measures) to meet the performance standards:</p> <ul style="list-style-type: none"> • Maintain wet optimum moisture content of clay soils where the soils will support foundations, concrete slabs, and asphalt concrete pavements, until covered with permanent construction and install moisture barriers. • Remove organic topsoil from planned structure areas prior to construction. <p>The project shall be designed and constructed in conformance with the specific recommendations contained in the design-level geotechnical study, including recommendations for grading, ground improvement, foundations, concrete slabs and asphalt concrete pavements. The recommendations made in the geotechnical study shall be incorporated into the final plans and specifications and implemented during construction. Professional inspection of foundation and excavation, earthwork and other geotechnical aspects of site development shall be performed during construction in accordance with the current version of the CBC.</p>					

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<p>3.8 Hazards and Hazardous Materials HAZ-1 Prepare Hazardous Materials Business Plan</p> <p>The County and City shall ensure that the Project Contractor/Operator of the facility prepare a Hazardous Materials Business Plan prior to operations pursuant to the Business Plan Act. The Hazardous Materials Business would include, but not be limited to, an inventory of hazardous materials handled, facility floor plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee training in safety and emergency response procedures. In addition, the Hazardous Materials Business Plan would also include a Spill Prevention Plan. The Spill Prevention Plan would include, but not be limited to, restrictions and procedures for fuel storage location, fueling activities, regular equipment maintenance, and training and lines of communication to facilitate the prevention, response, containment, and clean-up of spills during construction activities would also outlined.</p>	Project Contractor/Operator	Mendocino County Planning & Building Services Department	Prior to operation	Quarterly during operation	County CUPA standards
<p>3.9 Hydrology and Water Quality HWQ-1a Manage Construction Storm Water.</p> <p>The County and City shall obtain coverage under State Water Resources Control Board Order No. 2009-0009-DWQ, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities, as amended by Order No. 2012-0006. In compliance with the NPDES requirements, a Notice of Intent (NOI) shall be prepared and submitted to the NCRWQCB, providing notification and intent to comply with the State of California General Permit. In addition, a Construction Storm Water Pollution Prevention Plan (SWPPP) will be prepared for pollution prevention and</p>	Project Contractor/Operator	Mendocino County Planning & Building Services; NCRWQCB; Mendocino County Solid Waste Director	Pre-construction	Project construction	County and State standards

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<p>control prior to initiating site construction activities. The Construction SWPPP shall identify and specify the use of erosion sediment control best management practices (BMPs) for control of pollutants in stormwater runoff during construction related activities, and will be designed to address water erosion control, sediment control, off-site tracking control, wind erosion control, non-stormwater management control, and waste management and materials pollution control. A sampling and monitoring program shall be included in the Construction SWPPP that meets the requirements of the NCRWQCB to ensure the BMPs are effective. A Qualified Storm Water Pollution Prevention Plan Practitioner shall oversee implementation of the Plan, including visual inspections, sampling and analysis, and ensuring overall compliance.</p>					
<p>HWQ-1b Industrial Storm Water General Permit. The County and City shall obtain coverage under State Water Resources Control Board Order No. 97-03-DWQ, Waste Discharge Requirements for Discharges of Storm Water Associated with Industrial Activities Excluding Construction Activities. This shall include submittal of a notice of intent to obtain permit coverage, and preparation, retention on site, and implementation of a SWPPP. The SWPPP shall identify the sources of pollution that affect the quality of industrial storm water discharges and authorized non-storm water discharges, and describe and ensure the implementation of best management practices to reduce or prevent pollutants in industrial storm water discharges. The SWPPP shall also include a monitoring program and other requirements contained in Order No. 97-03. Implementation of the SWPPP shall include the necessary inspections, monitoring, and overall compliance.</p>	Project Contractor/Operator	Mendocino County Planning & Building Services; SWRCB, Mendocino County Solid Waste Director	Pre-operation	Pre-operation through operation	County and State standards

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HWQ-1c Well Development According to Mendocino County and California State Standards. The Project Contractor shall ensure that any well development and well pump test water is disposed of in accordance to the discharge limitations of the NCRWQCB general permit for Dewatering and Other Low Threat Discharges to Surface Waters if disposed of in the drainage system. If sediment concentrations are in excess of surface discharge standards then compliance shall be achieved through the on-site detention of water in a storage tank to allow for the settlement of suspended solids. In addition, the contractor shall discharge all well development disinfection discharges containing chlorine residuals after treating the discharge to meet discharge requirements. With implementation of the above mitigation measures, the water quality impacts due to well development would be reduced to a less-than-significant level.	Project Contractor/Operator	Mendocino County Planning & Building Services; NCRWQCB	Pre-construction	Pre-construction through operation	County and State standards
HWQ-4 Reduce Potential for Increased Offsite Runoff. The Project Contractor shall design and construct detention basins within the project site area to reduce stormwater runoff volume, rates, and sedimentation in addition to allowing stormwater to infiltrate. The specific locations of these detention basins will be determined during the development of the grading and drainage plans, as required by Mendocino County. To facilitate this, the Project Contractor shall submit a final detailed design-level hydrologic and hydraulic analysis as necessary to Mendocino County detailing the implementation of the proposed drainage plans, including detention basin facilities that will conform to the following standards and include the following components, at a minimum: 1. The project shall ensure the peak runoff for the 2-, 10-, 50- and 100-year/24-hour storm events for post-development conditions is not greater than under existing conditions. The final grading and drainage	Project Contractor/Operator	Mendocino County Planning & Building Services	Pre-construction	Pre-construction through operation	County and State standards

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<p>plan, including detention basin designs, shall be prepared by a California licensed Professional or Civil Engineer. All design and construction details shall be depicted on the grading and drainage plans and shall include, but not be limited to, inlet and outlet water control structures, grading, designated maintenance access, and connection to existing drainage facilities.</p> <p>2. Mendocino County shall review and approve the grading and drainage plans prior to implementation to ensure compliance with County standards. The project shall incorporate any additional improvements deemed necessary by the County.</p> <p>3. Once constructed, the drainage components, including detention basins and conveyance structures will be inspected by the County and maintained per the guidelines outlined in the project's SWPPP.</p> <p>4. The detention basins shall be designed to completely drain within 24 to 96 hours (also referred to as "drawdown time"). The 24-hour limit is specified to provide adequate settling time; the 96-hour limit is specified to mitigate vector control concerns (e.g., mosquitoes). The project shall employ erosion control practices (i.e., temporary seeding and mulching) to reduce the amount of sediment flowing into the basin. The outlet structures shall be armored (e.g., riprap lined or equivalent) and designed to evenly spread stormwater where appropriate and slow velocities to prevent erosion and re-suspension of sediment. Specifically, the northernmost detention basin shall have a vertical outlet pipe located within the detention basin that is connected to a pipe manifold that discharges stormwater in a regulated manner through a minimum of four equally spaced discharge pipes. By spacing the diffuser pipes a minimum of 25 feet from each other and discharging into an existing drainage located in the Bishop Pine Forest, stormwater</p>					

Mitigation Measure	Individual Responsible for Implementing/Complying with Mitigation Measure	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and/or Duration of Monitoring	Performance Criteria
infiltration will be promoted while not impacting the pygmy forest. The southernmost detention basin shall utilize a similar approach to managing stormwater, but will only consist of one outlet pipe that discharges directly to the existing drainage swale on Highway 20.					
<p>3.12 Transportation TR-1 Traffic Control Plan. The County and City shall require the Project Contractor to prepare and implement an approved traffic control plan for the proposed construction activities. The plan shall conform to applicable provisions of the State's Manual of Traffic Controls for Construction and Maintenance Work Areas, shall include measures that address work that would occur within the Caltrans right-of-way, and shall include, but not necessarily be limited to, the following measures as applicable to site-specific conditions:</p> <ul style="list-style-type: none"> • Flaggers and signage shall be used to guide vehicles through and/or around the construction zone. • Lane closures shall be limited during peak hours to the extent feasible. In addition, outside of allowed working hours, or when work is not in progress, roadways shall be restored to normal operations, where feasible, with all trenches covered with steel plates. • Signs shall be provided to advise bicyclists and pedestrians of temporary detours around construction zones. • Access to the CalFire helipad shall be maintained during construction by using steel trench plates. If access must be restricted for brief periods (more than one hour), CalFire shall be notified in advance of such closures. • The contractor(s) shall be required to have ready 	Project Contractor	Mendocino County Planning & Building Services, Caltrans	Pre-project construction	Project construction and operation	County and Caltrans standards

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at all times the means necessary to accommodate access by emergency vehicles, such as plating over excavations, short detours, and/or alternate routes.					