

Mitigation Monitoring and Reporting Program (MMRP)					
Mitigation Measure(s)	Implementation Timing	Monitoring/Reporting Responsibility	Compliance Verification		
			Initial	Date	Comments
Aesthetics					
Prior to issuance of Building Permits, the owner/applicant shall submit a final signage plan subject to review and approval by the Director of Planning & Building Services or their designee. The plan shall demonstrate conformity with County sign regulations in accordance with Chapter 20.184. Pursuant to Section 20.184.045, this permit authorizes a variance to increase the maximum sign area on the entirety of the lot. Freestanding signs may exceed sixty-four square feet, but the total area of all signs, including fuel price signage, shall not exceed five hundred twelve (512) square feet. The final signage plan shall include a complete, itemized inventory of existing and proposed signage on the property to include scaled and dimensioned architectural drawings of each sign face. No freestanding sign shall exceed twenty-five (25) feet in height.	Prior to issuance of building permits	Permittee			
All external lighting, whether installed for security, safety, or landscape design purposes, shall be shielded, downcast, or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.	Ongoing	Permittee			
No signs shall be allowed within any public right-of-way or public roadway.	Ongoing	Permittee			
Air Quality					
The project is subject to all rules of Regulation 3 (Airborne Toxic Control Measures) of the Mendocino County Air Quality Management District (AQMD). Prior to issuance of Building Permits, the owner/applicant shall comply with applicable regulations and acquire any applicable permits from AQMD, including the installation of vapor control equipment for the gasoline dispensing facility. Written verification of compliance from AQMD shall be submitted to Planning & Building Services before the issuance of Building Permits.	Prior to issuance of building permits	Permittee			
Access roads, driveways, parking areas, and interior circulation routes shall be maintained in such a manner as to ensure minimum dust generation subject to AQMD Rule 430 (Fugitive Dust Emission). All grading must comply with AQMD Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with AQMD regulations regarding asbestos content.	Ongoing	Permittee			
Any demolition or renovation of structures may require asbestos clearance and notification to the AQMD. Prior to the issuance of any demolition building permits associated with the project, the owner/applicant shall submit a copy of the National Emissions Standards for Hazardous Air Pollutants (NESHAP) clearance from the AQMD to Planning & Building Services.	Prior to issuance of building permits	Permittee			
Prior to the issuance of Building Permits, the owner/applicant shall contact the AQMD for a determination as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR Section 93105 and 93106 relating to naturally occurring asbestos. Written verification from AQMD shall be submitted to Planning & Building Services stating that the project is in compliance with State and Local regulations relating to naturally occurring asbestos.	Prior to issuance of building permits	Permittee			
Geology & Soils					
The owner/applicant shall acknowledge in writing to Planning & Building Services that all grading activities and site preparation, at a minimum, shall adhere to the following "Best Management Practices". The applicant shall submit to Planning & Building Services an acknowledgement of these grading and site preparation standards: a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion. b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation. c. All concentrated water flows shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks. d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established. e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and fill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st. f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction. g. Pursuant to the California Building Code and Mendocino County Building Regulations, a grading permit will be required unless exempted by the Building Official or exempt by one of the following: i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope). ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage.	Prior to issuance of building permits	Permittee			
Transportation					
All commercial driveway approaches shall be constructed in accordance with Mendocino County Road and Development Standards. Per Standard A51B, the maximum width for a commercial driveway approach is 30 feet.	Prior to issuance of building permits and during construction	Permittee			
Prior to issuance of Building Permits, the owner/applicant shall provide DOT with a site plan designed by a licensed civil engineer or hydrologist that provides for a properly designed culvert or swale for the driveway approach and post-construction drainage. Written verification shall be submitted from DOT to Planning & Building Services that this condition has been met to the satisfaction of DOT.	Prior to issuance of building permits	Permittee			
Prior to issuance of Building Permits, the owner/applicant shall provide a signing and striping plan prepared by a licensed traffic engineer for DOT's review showing the removal of left-turn and through movements from North State Street and Uva Drive onto Highway 101. The plan shall show all proposed signs and markings within Mendocino County Right of Way and Caltrans State Right of Way. The applicant shall provide the necessary signs and striping and pay for their installation by a qualified general contractor per Caltrans specifications. The applicant shall apply for encroachment permits from DOT and Caltrans for all work relating to the installation of any signs and pavement markings in State or County right of way. This encroachment permit will be separate from the encroachment permits relating to the new proposed site entrances. Written verification shall be submitted from DOT to Planning & Building Services that this condition has been met to the satisfaction of DOT.	Prior to issuance of building permits	Permittee			

<p>Prior to issuance of Building Permits, the median of US 101 at the North State Street / Uva Drive intersection shall be closed in accordance with Caltrans recommendations and Mitigation Measure TRA-3. Also, prior to the issuance of Building Permits, acceleration and deceleration lanes shall be installed on US 101 North at North State Street in accordance with Caltrans design standards in accordance with the Transportation Impact Study, Caltrans recommendations, and Mitigation Measure TRA-4. The median closure and acceleration/deceleration lanes shall be designed, approved, constructed, and funded as an oversight project under a Caltrans encroachment permit (QMAP) process. The QMAP process is outlined in the Caltrans' Project Development Procedures Manual (PDPM), including Chapter 2 and Chapter 9.</p> <p>a. In accordance with Caltrans' QMAP process, either a Cooperative Agreement or Highway Improvement Agreement will need to be executed. A Cooperative Agreement is a formal contract between Caltrans and the County of Mendocino through which the parties outline their high-level responsibilities regarding an improvement to the State Highway System. A Highway Improvement Agreement is executed directly between Caltrans and a private entity as a last resort. Caltrans has stated that it prefers to work with a local public agency compared to a private entity. However, the County and owner/applicant will request that a Highway Improvement Agreement be executed directly between Caltrans and the owner/applicant. If a Cooperative Agreement is pursued, it would include reimbursement provisions with Caltrans for staff time required as part of the QMAP and Freeway Agreement process.</p> <p>b. In accordance with Caltrans' QMAP process, either a Design Engineering Evaluation Report (DEER) or a Project Study Report – Project Development Support (PSR-PDS) shall be prepared. The DEER process is intended to streamline the project development process. A project must meet certain criteria to qualify for the DEER process. If the project does not qualify for the DEER process, a PSR-PDS shall be prepared. More information about the DEER and PSR-PDS processes can be found in Caltrans PDPM Appendix I and S, respectively.</p> <p>c. In accordance with Caltrans' QMAP process, a Quality Management Plan (QMP) shall be prepared. Caltrans must approve the QMP for each project component before construction may begin. More information can be found in Caltrans' Quality Assurance Program Guide for Design Products and QMAP Utilizing DEER Documentation and Cooperative Agreements documents.</p> <p>d. Pursuant to Caltrans, closure of the US-101 median requires the submission of a Resolution of Change by the Board of Supervisors, to document the change in freeway circulation that will occur as a result of this condition of approval. County staff is directed to bring a Resolution of Change to the Board of Supervisors in the future for its consideration, but this condition of approval in no way limits the discretion of the Board of Supervisors regarding the Resolution of Change.</p> <p>e. The owner/applicant shall provide all cooperation and assistance requested by County as part of the QMAP process and shall enter into an at-cost reimbursement agreement with the County for all County staff and legal counsel time required as part of the QMAP process.</p>	<p>Prior to issuance of building permits</p>	<p>Permittee</p>			
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