



FAX TRANSMITTAL

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TRANSMITTAL ITEMS

1. Attachment A, Mitigation measures for the Rio Dell 2008 Annexations, GPAs and ZAs

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ATTACHMENT A

Mitigation Measures for the Rio Dell 2008 Annexations, General Plan Amendments and Zoning Amendments

Mitigation - AESTHETICS:

Mitigation Measure 1a: Development in the Sawmill Annexation area and the Waters and Enes GPAs shall be designed to be compatible with the visual character of these areas, and natural contours, including slope, visible contours of hilltops and treelines, bluffs and rock outcroppings, shall undergo minimal disturbance. Existing trees shall also be retained to the degree feasible, and new trees shall be planted to replace any removed trees. New development shall be sited and oriented to minimize visual impacts. Roads shall be designated to follow natural contours, where feasible.

Mitigation Measure 1b: Development in the Sawmill Annexation area shall be visually buffered from HWY 101 by trees and shrubs. Applicants for development within the site shall submit landscape plans, which include plans for this vegetative visual buffering and provisions for irrigation with treated effluent, to the City of Rio Dell for review and approval.

Mitigation Measure 1c: Monument signs and a single pole mounted entry sign for the entire development shall be permitted, but shall be limited in size with no lighting. Plans for all signs shall be submitted to the Rio Dell for review and approval.

Mitigation Measure 1d: Development within the Enes GPA area shall be set-back from existing adjacent residential neighborhoods, clustered on the lower portion of the site to reduce visual impacts on upper property, and shall include native trees and other native vegetative buffering at the interface with these existing neighborhoods. Development within the Waters GPA will also be setback and clustered to maintain open agricultural area.

Mitigation Measure 1e: High-intensity sodium vapor lighting in the Sawmill Annexation area and the East Side GPA area, except in limited areas for security purposes, shall not be used. Continuous all night lighting shall also be prohibited in these areas, except for security. No security lighting shall extend off site.

Mitigation Measure 1f: All lighting in the Sawmill Annexation Area and East Side GPA area shall face downward and inward towards the development and away from adjacent properties. Lighting standards shall also be limited in these areas to a maximum height of 15 feet.

Mitigation Measure 1g: Lighting plans shall be required for development within the Sawmill Annexation area and East Side GPA area, and shall be submitted to the City of Rio Dell for review and approval.

Mitigation Measure 1h: Project light in the Sawmill Annexation area and East Side GPA area shall be oriented such that adjacent properties are not directly illuminated.

Mitigation - AGRICULTURE:

Mitigation Measure 2a: Development at the Waters GPA site shall be clustered such that it avoids the Prime Farmland identified in Figure 6 of the Initial Study. The existing agricultural activities on this prime farmland shall be permitted to continue.

Mitigation - AIR QUALITY:

Mitigation Measure 3a: All new residences developed within the proposed annexation and GPA areas shall incorporate either non-wood burning (e.g., gas) fireplaces or EPA-approved wood burning fireplaces.

Mitigation Measure 3b: Industrial uses more than two acres or with 10,000 sq. ft of building area shall be accompanied by an air quality study to quantify the stationary particulate emissions to be generated, with a comparison to the applicable air quality standards, and include mitigation measures for any significant impacts. Applicable studies to be funded by the applicant and approved by the City of Rio Dell. All industrial, commercial and residential uses shall incorporate measures to reduce both stationary and mobile emissions.

Mitigation Measure 3c: Air emissions quantifications shall be provided for each major residential subdivision, commercial and industrial uses with floor areas greater than 10,000 sq. ft. These studies shall quantify the mobile source emissions (including Intersection CO₂ concentrations), describe any objectionable odors, compare these to the applicable air quality standards, and identify mitigation measures to mitigate any significant impacts. Studies shall be funded by the applicant and approved by the City of Rio Dell. All industrial, commercial and residential uses shall incorporate measures to reduce mobile emissions. Any mitigation measures shall be included in the conditions of approval for the projects.

Mitigation **BIOLOGICAL RESOURCES:**

Mitigation Measure 4a: a reconnaissance-level biological assessment shall be conducted in the northwest corner of the Sawmill Annexation area (north of the existing commercial area at the site of the existing wetland identified in Figure 7), and for the Blue Slide Road Annexation area, Waters and Enes GPA areas as part of a subdivision application. Each assessment shall determine whether special-status plant and animal species and/or their habitat are present, and if yes, shall identify mitigation measures required to reduce impacts to these species and habitat to less than significant levels. Each assessment shall also evaluate the impacts of proposed development on the movement of any native resident or migratory wildlife species and on established native resident or migratory wildlife corridors and nursery sites, and shall identify any required mitigation. Each assessment shall be submitted to the City of Rio Dell for review and approval. The implementation of any mitigation measures identified in the assessments shall be included in the conditions of approval for the projects.

Mitigation Measure 4b: For all proposed development within the annexation and GPA areas that includes greater than one acre of ground disturbance, a construction Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented during construction. The SWPPP shall identify measures to manage exposed soils, control deposition of pollutants by construction vehicles, cleanup spills of oil, fuel and other pollutants, and prevent pollutants from leaving the construction site in runoff. The SWPPP shall also identify Best Management Practices (BMPs) to avoid significant sedimentation in runoff from the construction site. These BMPs shall include, but shall not necessarily be limited to, the following:

- Schedule excavation and grading work for dry weather;
- Avoid excavation and grading activities during wet weather;
- Avoid runoff while applying water for dust control;
- Do not hose-down dirty pavement or other impermeable surfaces where fluids have spilled;
- Cover stockpiled soil with tarps or plastic sheeting if precipitation is expected;
- Utilize re-vegetation for erosion control after clearing, grading and excavating;
- Plant permanent vegetation immediately after construction;
- For ground disturbing activities adjacent to water bodies, no construction site runoff shall enter these water bodies without going through settling ponds, filtering and oil/grit separators.

Mitigation Measure 4c: Any new storm water discharge points to the Eel River or tributaries shall require modification of the City NPDES permit. Prior to routing to the City's municipal storm water drainage system, projects of greater than five acres in size shall route their urban runoff through artificial wetlands and/or grassy swales, infiltration/sedimentation basins, and oil/grit separators.

Mitigation Measure 4d: Prior to operating any proposed industrial/commercial and public facility uses in the Sawmill Annexation area, and any proposed industrial uses in the East Side GPA area, a Notice of Intent to comply with the California General Permit for Discharges of Storm Water Associated with Industrial Activities adopted by the State Water Resources Control Board shall be filed. In accordance

with the permit requirements, site-specific operational SWPPPs that identify the measures to be taken to prevent storm water pollution caused by commercial, industrial and public facility activities shall be developed and implemented. These measures shall include facilities to prevent contact between storm water runoff and potential pollutant sources, periodic cleaning of all outdoor parking and loading areas, elimination of non-storm water discharges, and employee training regarding the potential risks of storm water pollution from accidental spills, proper clean-up and waste disposal procedures.

Mitigation Measure 4e: The City of Rio Dell shall write the Humboldt County SMA requirements into its City Code, and shall apply these requirements to development in the annexation and GPA areas under the proposed project. Alternatively, development within the proposed annexation and GPA areas shall comply with County SMA requirements (regardless of whether the sites area within unincorporated County land or the City of Rio Dell).

Mitigation Measure 4f: A pre-construction tree inventory shall be performed for any development within the proposed annexation and GPA areas that would remove more than 5 existing trees. All tree cover to be removed shall be evaluated as to species composition, number of individual trees and tree stem diameter at breast height (DBH). Post construction replacement planting shall be of the same species removed, shall be on a 1:1 basis beyond 100 feet of creeks, riparian areas, wetlands and the Eel River, and on a 3:1 basis within 100 feet of these features. Any vegetative ground cover disturbed or removed that produces bare ground within 100 feet of creeks, riparian areas, wetlands and the Eel River shall be covered in sterile rice straw to a depth of six inches until being replanted or otherwise covered. Tree planting shall be monitored for two years and replanting required for any dead trees.

Mitigation Measure 4g: Wetland delineations shall be prepared prior to development within 100 feet of any of the water and wetland features shown in Figure 7 within the Sawmill Annexation area and the Enes GPA area. If jurisdictional "wetlands" as defined by Section 404 of the CWA are located within 100 feet of proposed development footprints, no construction activities shall occur until a qualified biologist clearly identifies the wetland edges and set-back distance requirements as directed by the Regional Board. All sensitive habitats shall be avoided. Each delineation shall be submitted to USACOE for verification.

Mitigation Measure 4h: Each development project within the Sawmill Annexation area and the Enes GPA area shall attempt to avoid any jurisdictional "wetlands" identified under Mitigation Measure 4g. If avoidance is impossible, each development project shall attempt to minimize fill of wetlands and other waters of the U.S. to the greatest extent feasible. For those wetlands and waters of the U.S. that cannot be avoided, authorization for fill of wetlands and alteration of waters of the U.S. shall be secured from USACOE via the Section 404 permitting process prior to construction. Any mitigation measures determined through the Section 404 permitting process shall be implemented by the development applicant.

Mitigation Measure 4i: The creek courses that run through the Sawmill Annexation area and the Enes GPA area shall not be modified, unless the City of Rio Dell determines that no other option is available. If the City determines that avoidance is not possible, measures shall be undertaken to: (1) route the creek(s) through the development site such that the point where the creek(s) exits the site does not change; and (2) that any required re-routing does not change the downstream flows, quantity, flow velocity, or other downstream characteristics of the creek(s).

Mitigation CULTURAL RESOURCES:

Mitigation Measure 5a: Prior to approval of project-level entitlements for development within the annexation and GPA areas (with the exception of the Enes GPA area), the applicants for the proposed developments shall provide supporting evidence to the City of Rio Dell as to the age of any buildings within these areas to be removed. For any buildings of 45 years of age or older, National Register of Historic Places and California Register of Historic Resources eligibility evaluations shall be conducted by a qualified historical consultant. If the buildings are determined to be eligible for listing, mitigation shall be implemented as outlined in the *Secretary of Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation, 1995*.

Mitigation Measure 5b: Where cultural resource records indicate the potential presence of native American artifacts, a reconnaissance-level archaeological and paleontological ground survey shall be conducted and approved by the City of Rio Dell. If archaeological or paleontological resources are found and determined to be significant/unique by the consultant, required mitigation shall be identified by the consultant and implemented by the developer prior to construction.

Mitigation Measure 5c: The Bear River Band of Rohnerville Rancheria shall be informed of subsurface construction activities at least one week prior to the proposed activity. If requested by the Rancheria, tribal cultural resource monitors from the Rancheria shall be allowed on-site to monitor the subsurface construction activities.

Mitigation Measure 5d: If cultural resources are encountered during project subsurface construction activities, all work within 50 feet of the find shall be stopped or redirected, and a qualified archaeologist funded by the developer and approved by the City of Rio Dell shall be contacted to evaluate the find, determine significance, and identify any required mitigation. The developer shall be responsible for implementing the mitigation prior to construction activities being re-started at the discovery site.

Mitigation Measure 5e: In accordance with California Health and Safety Code Section 7050.5 and California Public Resources Code Sections 5097.94 and 5097.98, if human remains are uncovered during project construction activities, work within 50 feet of the remains shall be suspended immediately, and the City of Rio Dell, Humboldt County Coroner, and the relevant Native American representative shall be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.

Mitigation GEOLOGY AND SOILS:

Mitigation Measure 6a: Geotechnical reports shall be prepared by a qualified engineer for any proposed multi-storied steel-framed or masonry development in the Sawmill Annexation and East Side GPA area. Recommendations from the report, which shall consider the specific seismically-induced ground failure and liquefaction potential of the proposed development sites, shall be incorporated into the design of such development.

Mitigation Measure 6b: Geotechnical reports shall be prepared by a qualified engineer for any development proposed within the northern portion of the Sawmill Annexation area, eastern portion of the Waters GPA area, and western portion of the Enes GPA area. Recommendations from the reports, which shall consider the specific landslide and mudflow hazards at these proposed development sites, shall be incorporated into project design. With respect to the Sawmill Annexation area, these reports may be incorporated into the geotechnical reports required by Mitigation Measure 6a above.

Mitigation Measure 6c: Prepare preliminary soils reports for major subdivisions and industrial and commercial development projects. The report, by a civil engineer registered in the State of California and qualified in geology and soils engineering, shall focus on the lateral spreading, subsidence, collapse, and expansion potential of the soils underlying the development sites. If the preliminary reports indicate that the development sites may be subject to one or more of these hazards, more detailed soils report shall be prepared consistent with the requirements of Section 6.23.B of the City Zoning Ordinance (e.g., may require trenching, laboratory testing of soils, etc.). Any corrective soil, design and construction mitigation measures recommended in the reports shall be included in the conditions of approval for the development projects.

Mitigation Measure 6d: The following measures shall be included in the grading permits required under Section 6.17 of the City's Zoning Ordinance for each proposed development project in the annexation and GPA areas: grading standards for erosion and sediment control; minimizing disturbance of natural terrain; avoiding impacts to off-site areas; the retention of trees and native vegetation around graded areas to stabilize hillsides; and the implementation of soil conservation practices.

Mitigation HAZARDOUS MATERIALS

Mitigation Measure 7a: Any land uses within the proposed annexation and GPA areas that generate, use, store, dispose of, or emit hazardous or acutely hazardous materials, substances or waste shall be in compliance with all applicable, local, state and federal laws and regulations governing those activities.

Mitigation Measure 7b: Each proposed use within the Sawmill Annexation area and East Side GPA area that could potentially generate, use, store, dispose of or emit hazardous or acutely hazardous materials, substances or waste shall develop and submit a Hazardous Materials Release Response Plan and Inventory (Business Plan) to the Humboldt County Department of Environmental Health (HCDEH) for review and approval prior. The Plan shall address the transport, handling, storage and disposal of fuels and other hazardous materials, with emphasis on preventing releases of hazardous materials to the Eel River, other water bodies, and the environment in general. The Plan shall also address emergency response and cleanup, and coordination of these efforts with the applicable response and the Rio Dell Emergency Operations Plan. The Business Plan shall receive HCDEH approval prior to approval of business licenses for the proposed uses.

Mitigation Measure 7c: Prior to any demolition or renovation of structures constructed prior to 1979 on any of the proposed annexation or GPA sites, an asbestos and lead-based paint survey shall be performed by a contractor licensed to do such investigation in the State of California. If the contractor finds the presence of asbestos and/or lead-based paint, either: (1) an Operations and Maintenance Plan shall be prepared that evaluates the potential risk posed to maintenance personnel, construction workers, facility staff and patrons, and identifies remediation measures required to avoid associated hazards, for structures are to be retained; or (2) the materials shall be removed by licensed contractors in accordance with all applicable regulations, for structures to be removed.

Mitigation Measure 7d: For the listed hazardous materials sites located within the Sawmill Annexation area (e.g., Sites 6 and 7; see Table 4 and Figure 8), the applicant(s) for development in this annexation area shall submit to the City of Rio Dell evidence from the applicable regulatory agencies that the status of these sites is "cased closed" or that no further action is required. If such evidence cannot be provided, the applicant(s) shall have these sites remediated to the satisfaction of the applicable regulatory agencies prior to development. The City will monitor sites and take appropriate action to ensure remediation prior to reuse, including change in ownership.

Mitigation Measure 7e: For the listed hazardous materials sites adjacent to the Sawmill Annexation area (e.g., Sites 3 and 4), the East Side GPA area (Sites 8 and 9) and the Timmerman GPA area (Site 12), the applicants for development within these areas shall submit to the City of Rio Dell evidence from the applicable regulatory agencies that the status of these sites is "case closed" or "no further action required". If such evidence cannot be provided, the applicants shall undertake one of the following: (1) work with the adjacent property owners upon which the hazardous materials sites are located to have the sites remediated to the satisfaction of the applicable regulatory agencies; (2) have a study conducted by a qualified hazardous materials consultant licensed in the State of California which demonstrates that contamination from the adjacent hazardous materials site has not migrated to the proposed development site; or (3) if said study shows that the contamination has migrated, have the contamination on the development site remediated to the satisfaction of the applicable regulatory agencies.

Mitigation Measure 7f: The City of Rio Dell shall update its Emergency Operations Plan by incorporating the proposed annexation areas and the increase in development in the annexation and GPA areas into the Plan. The update shall address issues that include, but are not necessarily limited to, increased traffic and impacts on emergency response, blockage of existing emergency routes, increased demand for water to fight fires, increased potential to cause urban fires, increased potential for hazardous materials spills, and the change in agency emergency response responsibilities with respect to the annexation areas. The cost for the update shall be borne on a proportional basis by the City and the applicants of new development within the proposed annexation and GPA areas.

Mitigation Measure 7g: The City of Rio Dell shall adopt the fuel modification, emergency access, signage, and fire-fighting water supply requirements of the SRA Fire Safety Regulations, including the defensible space clearance requirements of Public Resources Code §4291. The City shall make these requirements applicable to new development within the northern portion of the Sawmill Annexation area, the southern and western portions of the Blue Slide Road Annexation area, the southern portion of the Timmerman GPA area, the eastern portion of the Waters GPA area, and the western portion of the Enes GPA area for as long as these areas are located adjacent to forested areas.

Mitigation Measure 7h: All development plans shall be submitted to the RDFPD for review and approval of the adequacy of proposed fuel modification, emergency access, signage, and fire-fighting water supply and water pressure in protecting the development against wildland fires.

Mitigation HYDROLOGY AND WATER QUALITY:

Mitigation Measure 8a: The applicants for proposed industrial and large-scale public facility (WWTF) development in the proposed Sawmill Annexation area and East Side GPA area shall have wastewater studies prepared by qualified engineers licensed in the State of California. The studies shall: (1) quantify the constituents of the potential wastewater stream to be generated by the proposed development; (2) evaluate the impacts of adding the new stream to the City's ability to comply with its wastewater WDRs, NPDES permits and TMDL discharge requirements for discharges of treated effluent to the Eel River; and (3) identify mitigation measures, if required, if the additional waste stream will compromise the City's ability to comply with its discharge requirements.

Mitigation Measure 8b: For major residential subdivisions, and commercial and industrial uses with floor areas greater than 10,000 sq. ft., or where drainage conditions are poor, a drainage study shall be prepared by qualified hydrologist licensed in the State of California. The drainage study shall: (1) identify the pre- and post-development drainage quantities from each development site during the 10-year storm event; (2) identify the pre- and post-development direction of runoff running through and off the development site; (3) assess the capacity of the downstream storm drain facilities and the ability of these facilities to accommodate 10-year storm event runoff from the project site; and (4) demonstrate how post-development runoff from the 10-year storm event will be safely conveyed through and off the project site and into the City's municipal storm drain system without causing on- or off-site flooding. The drainage study shall be submitted to the City of Rio Dell for review and approval prior to the issuance of project-level entitlements.

Mitigation LAND USE AND PLANNING

Mitigation Measure 9a: New residential development in the Blue Slide Road Annexation area and the Waters and Enes GPA areas shall be clustered such that at least 50% of these areas are left as contiguous unfenced open space. Land uses within this open space shall be restricted biological and/or passive recreational uses (e.g., hiking, biking, horseback riding, and sightseeing).

Mitigation Measure 9b: The amount of industrial/commercial development at the Sawmill Annexation will be capped at 250,000 sq. ft. until a development and circulation study is prepared demonstrating that increased development can be accommodated on this site.

Mitigation NOISE:

Mitigation Measure 11a: A noise study shall be prepared by a qualified noise consultant licensed by the State of California development projects greater than three acres in the annexation and GPA areas (with the exception of the Withrow GPA area). The study shall evaluate the potential operational (e.g., activity, stationary source, and traffic) noise impacts of the proposed development on the existing adjacent uses. Specifically, the study shall determine whether the noise to be generated by the proposed development will result in exceedance of the interior and exterior noise standards specified in the City's Noise Ordinance, Title 24, and the State noise compatibility standards (Table 6) at these existing uses. For any

exceedances of noise standards, the study shall identify mitigation measures required to achieve compliance, and these measures shall be included in the conditions of approval for the project.

Mitigation Measure 11b: A noise study shall be prepared by a qualified noise consultant licensed by the State of California for the Sawmill Annexation area, and East Side GPA area within 1,000 feet of HWY 101. The study shall evaluate the potential impact of traffic noise from HWY 101 on the proposed uses. Specifically, the study shall: (1) estimate interior noise levels for proposed residential development and determine whether these noise levels will exceed Title 24 interior noise standards; and (2) estimate both interior and exterior noise levels for proposed residential, commercial and industrial development, and determine whether these noise levels will exceed the State noise compatibility standards set forth in Table 6. For any exceedance of noise standards, the study shall identify mitigation measures required to achieve compliance, and these measures shall be included in the conditions of approval for the project. This noise study may be part of the noise study required by Mitigation Measure 11a.

Mitigation Measure 11c: Construction activities within the proposed annexation and GPA areas shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. This restriction shall be modified if a noise study for the proposed construction activities can demonstrate that construction activities outside of these hours will not exceed OPR's 60 dBA Ldn residential exterior noise standard, California's (Title 24) 45 dBA Ldn interior residential noise standard, and the City of Rio Dell's permissible hourly outdoor noise exposure standards at the nearest existing residential use, or if emergency conditions or special circumstances warrant extended hours, with City approval.

Mitigation Measure 11d: All construction vehicles, generators and other construction machinery used in the proposed annexation and GPA areas shall be fitted with working and well maintained mufflers or noise baffles that comply with all applicable manufacturer recommendations.

Mitigation Measure 11e: Existing residences and other sensitive noise receptors located within 300 feet of construction sites within the proposed annexation and GPA areas shall be notified in advance of planned construction activities.

Mitigation Measure 11f: Locate portable generators, air compressors and other loud construction equipment machinery away from noise sensitive uses.

Mitigation Measure 11g: For any proposed construction that requires the hauling of more than 20 loads of soil onto or off of the construction site, a haul route plan shall be submitted to the City of Rio Dell for review and approval prior to the issuance of grading permits. The haul route shall be selected such that it minimizes the crossing of residential areas.

Mitigation Measure 11h: Any generators or other loud non-vehicular construction equipment to be used at the same location for more than 20 days shall be placed in enclosures where within 100 feet or less of an existing residence.

Mitigation Measure 11i: Construction vehicles shall not be allowed to idle for more than five minutes where within 100 feet or less of an existing residence.

Mitigation PUBLIC SERVICES:

Mitigation Measure 13a: The City of Rio Dell shall add the annexation areas to the RDPD service area and monitor the police officer to population ratio on an annual basis, and shall hire new police officers and purchase new police cruisers, as required, to maintain the City's current ratio of 1.8 officers per 1,000 residents. At no time shall the City approve new development that exceeds this ratio.

Mitigation Measure 13b: The City of Rio Dell shall request that the RDFPD add the Sawmill annexation area to their district and monitor the firefighter to population ratio within the RDFPD on an annual basis, to maintain the current ratio of 2.3 firefighters per 1,000 residents.

Mitigation Measure 13c: If the annexation area is not added to the RDFPD, the City of Rio Dell shall work with the FFPD to monitor the firefighter to population ratio within the Sawmill annexation area on an annual basis, and shall encourage the FFPD to hire new firefighters and purchase new fire engines, as required.

Mitigation Measure 13d: Development plans for specific development projects within the proposed annexation and GPA areas shall be submitted to the RDFPD for review and approval of street design and street cross-sections prior to development project approval.

Mitigation Measure 13e: The City of Rio Dell shall work with the FUESD to ensure that adequate school capacity is available to serve development in the annexation areas under the proposed project. This "work" shall include keeping the FUESD apprised of development proposals in these areas, seeking district review and comment on these proposals, considering district comments, and tracking available remaining school capacity with the districts.

Mitigation Measure 13f: All development within the proposed annexation and GPA areas shall pay the state-mandated school impact fees prior to the issuance of occupancy permits.

Mitigation Measure 13g: New development in the proposed annexation and GPA areas shall either: (1) provide improved park land to serve the development at a rate of 2.5 acres per 1,000 residents; or (2) pay City park impact fees adequate to meet the 2.5 acre standard.

Mitigation Measure 13h: The City of Rio Dell shall adopt a park dedication ordinance and any park fees collected under the ordinance shall be used for parkland acquisition and development.

Mitigation TRANSPORTATION:

Mitigation Measure 15a: The City of Rio Dell shall require that a traffic study be completed for industrial commercial projects exceeding two acres or 10,000 square feet of building area. The study must show all onsite roadway improvements, and any improvements to the existing Highway 101 intersections. The traffic study shall be submitted to the City and Caltrans for review.

Mitigation Measure 15b: The City of Rio Dell shall require that a bicycle and pedestrian facility plan be completed for industrial commercial projects exceeding two acres or 10,000 square feet of building area. The study must show all onsite roadway improvements, and any improvements to the existing Highway 101 intersections. The facility plan shall be submitted to the City.

Mitigation UTILITIES AND SERVICES:

Mitigation Measure 16a: Prior to approval of any development projects in the Sawmill Annexation area, Blue Slide Annexation area, and Waters GPA area, the City of Rio Dell shall prepare plans for the extension of the City's municipal water, sewer and storm drain infrastructure to these areas, and shall prepare and adopt/certify the requisite CEQA analysis. Alternatively, at the discretion of the City, such plans and CEQA analysis shall be prepared by the applicants of proposed development in these areas.

Mitigation Measure 16b: All large-scale development proposals in the proposed annexation and GPA areas (e.g., tentative tract maps, residential projects over 20 units, commercial/office/industrial projects over 3 acres) shall have a water, sewer and storm drain analysis prepared by an engineer licensed in the State of California and approved by the City of Rio Dell. The analysis shall demonstrate how adequate municipal water, fire flow, wastewater collection, wastewater treatment, wastewater disposal service will be provided to the proposed development without adversely impact utility service to existing use or exceeding existing system capacity.

Mitigation Measure 16c: The City of Rio Dell shall annually monitor the performance of the City's municipal water, wastewater and storm drain systems (including intakes, pipelines, pumps, catch basins, treatment systems, disposal systems, discharge outfalls, etc.). At such time as any of these systems

reach 90% capacity (e.g., fall below 10% excess capacity), a moratorium shall be placed on new development in the service area of the subject infrastructure until such time as the City adopts plans for and constructs the required capacity improvements.

Mitigation Measure 16d: The City of Rio Dell shall annually monitor water pressure in the City's water distribution system. At such time as any water pipes are determined to be in danger of providing inadequate fire flows, they shall be replaced by the City and/or the City shall add pumps to provide the required fire flow.

Mitigation Measure 16e: The City of Rio Dell shall establish and implement a fair-share fee program applicable to new development to help pay for system-wide water, wastewater, and storm drainage improvements required associated with new development. Development in the proposed annexation and GPA areas shall pay their fair share of required utility system improvements.

Mitigation Measure 16f: New development in the proposed annexation and GPA areas must be connected to the City wastewater system.

Mitigation Measure 16g: New development in the proposed annexation and GPA areas shall participate in the City's recycling pick-up, green waste pick-up, and composting programs.

Mitigation Measure 16h: All new development projects in the proposed annexation and GPA areas shall provide a plan for recycling and provide dedicated solid waste, recycling and green waste bins and enclosures.

Mitigation Measure 16i: Construction waste associated with the demolition of existing structures in the Sawmill Annexation area and East Side GPA area shall be recycled to the maximum extent feasible. Plans for such recycling shall be submitted to the City of Rio Dell for approval prior to issuing of demolition permits.