



County of Santa Cruz

PLANNING DEPARTMENT

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 KATHLEEN MOLLOY, PLANNING DIRECTOR

MITIGATION MONITORING AND REPORTING PROGRAM

for
Ranport Lumbermill
Application No. 161014, August 2021

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources					
BIO-1	<i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?</i>	<p><i>Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season.</i></p> <p>Schedule tree removal or trimming to occur between August 1 and March 1 of any given year. If that is not practical, then a qualified biologist shall conduct surveys for nesting birds no more than 14 days prior to tree removal or trimming. If nesting birds are observed in the trees scheduled for removal or trimming, then the removal or trimming shall be postponed until the biologist determines that all chicks have fledged the nest.</p>	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-2	<i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?</i>	<p><i>The western pond turtle (Emys marmorata) is a California species of special concern. Although the biotic report did not identify suitable habitat within the project area, the reptile may occasionally utilize the portion of Harkins Slough on the eastern edge of the property as a movement corridor.</i></p> <p><i>The California red-legged frog (Rana draytonii) is a federally threatened species and California species of special concern. The project site is included in the Designated Critical Habitat (Unit SCZ-2) for the California red-legged frog. Critical habitat receives additional protection when the project meets two condition: 1) There is a federal nexus involved in the project; and 2) the project area contains the Primary Constituents Elements (PCEs) as listed in the federal register notice. The proposed project does not involve any federal nexus, and the proposed project development area does not contain any of the PCEs for the California red-legged frog.</i></p> <p>A qualified biologist shall conduct preconstruction surveys of the disturbance area for red-legged frogs and pond turtles no more than 48 hours prior to commencement of ground disturbance, using both a daytime and nighttime survey protocol. If red-legged frogs are observed, construction will be postponed until monitoring by the biologist confirms that the frog has left the work area of its own accord. In this case, the biologist will be required to clear the project site each morning prior to initiation of construction activities. If that is not practical, then the applicant shall immediately contact the USFWS regarding red-legged frog, and for pond turtles contact the CDFW. No frogs or turtles shall be relocated unless approved by USFWS and CDFW, respectively. If no frogs or turtles are found in the disturbance area during the day and night surveys, no further surveying will be required unless either species is encountered during construction.</p>	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction

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BIO-3		The project biologist shall present a tail-gate type worker educational session just prior to commencement of ground disturbance. The educational session should contain a brief ecology of the red-legged frog and pond turtle, photos, measures to avoid any potential impacts to the species, and their protected status. Flyers or books with this information may be used for the presentation.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-4	<i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i>	<p><i>The development area is adjacent to a riparian corridor, which could be adversely affected by a new or additional source of light that is not adequately deflected or minimized.</i></p> <p><i>Exterior lighting of the proposed new lumber mill facilities has the potential to disturb riparian species, as well as other more common wildlife.</i></p> <p>In order to mitigate impacts from a new light source, prior to final approval plans shall be revised to comply with the following requirements:</p> <ol style="list-style-type: none"> All site, building, security and landscape lighting shall be directed onto the site and away from riparian areas. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures. All lighted parking and circulation areas shall utilize low-rise light standards. Light standards to a maximum height of 15 feet are allowed. Security lighting shall be on a timer and/or motion sensor. 			
Hazards and Hazardous Materials					
HAZ-1	<i>Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i>	<p><i>The site is located on the list of hazardous sites in Santa Cruz County compiled pursuant to Government Code section 65962.5. Soils disturbed during the redevelopment of the site pose risks to human health and the environment.</i></p> <p>To mitigate the potential impacts associated with the proposed site redevelopment as a lumbermill, the project must comply with the most current regulatory approved version of the <i>Revised Subsurface Media Management Plan</i>, current version dated May 27, 2020 (Attachment 8).</p>	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented during project construction
HAZ-2		<p><i>Contamination in the soil may manifest as vapor which could intrude into the existing former office/maintenance building and office trailer.</i></p> <p>To address the potential impact of vapor intrusion, the office trailer shall be removed from the project site. The office/maintenance building shall not be used as a part of the lumbermill operations.</p>	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented during project construction