

Samoa Town Master Plan



Final Supplemental Master Environmental Impact Report

September 2019

Lead Agency:
**Humboldt County
Planning & Building
Department**



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State Clearinghouse # 2003052054

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CHAPTER 1

INTRODUCTION

The County of Humboldt will be processing applications for the subdivision and phased development of the Samoa Town Master Plan (STMP) lands. Based on the tentative map and new information available, it was determined that project implementation could have one or more significant effects not discussed in the STMP Master Environmental Impact Report (MEIR) certified on October 27, 2009 by the Humboldt County Board of Supervisors (State Clearinghouse Number: 2003052054). This Supplemental Master Environmental Impact Report (SMEIR) builds upon the STMP MEIR and focuses on potential environmental impacts that could occur due to new information of substantial importance that was not known or could not have been known at the time of the 2009 MEIR certification, and changes in the circumstances under which development of the STMP would occur.

The overall scope of the STMP project has been reduced from what was analyzed in the MEIR in terms of total acres of proposed development, number of proposed new residential units, and acres of business park development. Therefore, most of the project impacts are the same or reduced from those described in the MEIR; however, there are new project factors to be analyzed, and there have been changes to the CEQA Guidelines that affect the analysis in this document. The tentative map shows proposed property lines within the existing town area bisecting outbuildings that have been identified as contributing historic resources, and an alternative wastewater disposal site is being considered. Additionally, updated information related to aesthetics, energy, biological resources and transportation/traffic is available and has been incorporated. Analysis in the areas of Greenhouse gas emissions, energy, and wildfire were not required at the time of MEIR certification and are now included in this document to comply with current State requirements.

Under the California Environmental Quality Act (CEQA), the County, as Lead Agency, is required to respond to significant environmental points raised in the review and consultation process. This Final SMEIR has been prepared according to CEQA Guidelines 15132 and includes a summary of the review process and Mitigation Monitoring and Reporting Program.

1.1 CONTENTS OF THE SUPPLEMENTAL FINAL MASTER EIR

As set forth in the CEQA Guidelines 15132, the Final Master EIR shall consist of:

- The Draft SMEIR or a revision of the draft;

- Comments and recommendations received on the Draft SMEIR either verbatim or in summary;
- A list of persons, organizations, and public agencies commenting on the Draft SMEIR;
- The responses of the lead agency to significant environmental points raised in the review and consultation process;
- Any other information added by the lead agency.

This document has been prepared in the form of a Final SMEIR and incorporates the Draft MEIR by reference.

1.2 PURPOSE AND SCOPE OF A SUPPLEMENTAL MASTER EIR

This SMEIR addresses potential environmental impacts that could occur due to any substantial changes in the circumstances under which the project is being undertaken, or due to new information that has arisen since certification of the Master Environmental Impact Report (MEIR) for the STMP project by the County of Humboldt in 2009.

The County is also conducting this additional environmental review in order to supplement the 2009 MEIR so that they may continue to rely upon that document in its review of subsequent projects within the scope of the STMP. This SMEIR analyzes the same study area as the 2009 MEIR and focuses on changes to the relevant policies and standards, changes in the circumstances under which development of the Master Plan would occur, and/or new information of substantial importance that was not known or could not have been known at the time of the 2009 MEIR certification.

This SMEIR fulfills the requirements of CEQA and is designed to inform decision-makers, responsible agencies, and the general public of the range of potential environmental impacts associated with approving, and subsequently implementing, the STMP. The purpose of the SMEIR is to provide local decision-makers and the public with an objective analysis of the potential environmental consequences of implementation of the Samoa Town Master Plan. The information presented in this document is intended to provide a full disclosure of the potential impacts and to increase public awareness and participation in the Samoa Town Master Planning process.

1.3 ORGANIZATION OF THE DRAFT SUPPLEMENTAL MEIR

Chapter 1 Introduction

Chapter 2 Project Description

Chapter 3 Environmental Analysis

Chapter 4 Other CEQA Considerations

Chapter 5 Document Preparers

1.4 ORGANIZATION OF THE FINAL SUPPLEMENTAL MEIR

Chapter 1 Introduction

Chapter 2 Impact, Mitigation and Monitoring Summary Table

1.5 THE ENVIRONMENTAL REVIEW PROCESS TO DATE

The environmental analysis for the STMP began with the January 2006 EIR. The STMP was revised and reviewed over the course of several years which lead to the certification of the MEIR in 2009. Since then, new information has become available and additional CEQA analysis has been added to the CEQA Guidelines. This SMEIR takes into consideration the additional information and required analysis. A detailed overview of the STMP environmental process is provided in the Draft SMEIR Section 1.2 – Project Background.

1.6 COMMENTS RECEIVED ON THE DRAFT SUPPLEMENTAL MEIR

Per CEQA Guidelines 15105, the Draft SMEIR was released for a 45-day public review and comment period which began on July 17, 2019 and ended August 30, 2019. During that time, no comments were received on the Draft SMEIR.

1.7 REVISION TO THE DRAFT SUPPLEMENTAL MEIR

Since there were no comments received and no issues were identified with the analysis of the Draft SMEIR, no revisions are proposed. This Final SMEIR confirms the analysis presented in the Draft SMEIR and provides the Mitigation Monitoring and Reporting Program (MMRP) in Chapter 2.

CHAPTER 2

MITIGATION MONITORING AND REPORTING PROGRAM

Public Resources Code § 21081.6 requires a Lead Agency that approves or carries out a project, where an EIR has identified significant environmental effects, to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval in order to mitigate or avoid significant effects on the environment. The County of Humboldt is the Lead Agency that must adopt the mitigation monitoring and reporting program for the Samoa Town Master Plan if the project is approved.

The summary of environmental effects and mitigation measures was included in the Draft SMEIR. The mitigation monitoring and reporting program (MMRP) has been prepared and is included in this chapter of the Final SMEIR. This MMRP pertains only to mitigation measures identified as new or changed in this SMEIR. **All other mitigation measures from the 2009 MEIR are still applicable and are included in Appendix A.**

The following table represents the mitigation and monitoring program for the mitigation measures identified as new or changed in the Samoa Town Master Plan SMEIR. The program lists all the required mitigation measures that were identified in Draft SMEIR Chapter 3 “Environmental Analysis” and summarized in Table S-1; and includes mitigation measures identified for the off-site treated wastewater disposal alternative. In addition, the mitigation and monitoring program (1) designates, under “schedule,” the point at which the mitigation measure is applied to future entitlements or approvals; and (2) specifies any monitoring reporting requirements. **Mitigation measures are to be implemented by the property owner unless otherwise stated.** Please note that the impact section numbers in the table below correspond to the section numbers in Draft SMEIR Chapter 3. The lead agency has reviewed and concurs with these measures and is responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
CULTURAL RESOURCES			
<p>Impact 3.1.1: Demolition of historic resources</p>	<p>4.1.2a: Any contributing historical structure shall be assessed for its relative importance and its current conditions for rehabilitation. Consideration shall be given to reasonable preservation alternatives that do not create an economic hardship within the overall Samoa Master Plan effort. Economic hardship can be defined as, the cost of restoration or rehabilitation work outweighs the value of the structure. These alternatives will include the review of the building’s reconstruction and an appropriate use compatible with the Samoa Master Plan directives. Rehabilitation shall be carried out consistent with Design Guidelines and mitigation measures 4.1.3a-b and 4.1.5a-c shall be followed.</p> <p>Historic American Building Survey standards for documenting contributing resources will be employed prior to demolition of a contributing resource.</p>	<p>Prior to construction</p>	<p>Qualified historic architect or professional contractor will confirm, in writing, compliance with standards; County B&P will confirm receipt of written confirmation prior to subdivision approval.</p>
	<p>4.1.2b: While not proposed as part of the Master Plan, future owners should consider conservation easements to protect facades and property tax reductions as preservation alternatives prior to demolition of a historic resource.</p>	<p>On going</p>	<p>Approved parcel maps showing easements recorded with County Assessor.</p>
	<p>4.1.2c: Demolition of the Fireman’s Hall and any other structures identified as contributing resources by the Cultural Resources Survey must be preceded by preparation of a Historic American Building Survey (HABS) Report to the standards set out by the Secretary of the Interior, for a permanent record of the building and its history.</p>	<p>Prior to demolition</p>	<p>Qualified historic architect or professional contractor will prepare survey and submit to County B&P.</p>
	<p>4.1.2d: Measures to minimize potential impacts of new development on adjacent contributing historic resources must be implemented. These shall include siting, design and screening of new buildings, consistent with Design Guidelines, including compatible building height, scale, materials, roof and wall mass and articulation.</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Plans to be prepared according to Design Guidelines and submitted to County B&P; plans will be reviewed and approved by County B&P prior to</p>

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
			subdivision approval.
	4.1.2e: <i>Mitigation measure deleted because it is no longer applicable to the project.</i> (The soccer arena is no longer part of the project, and no structures proposed for this location; no impact will occur.)	N/A	N/A
	4.1.2f: The SDRC has the authority to review applications to demolish a structure and determine whether a unique situation for demolition exists, per the Design Guidelines and County Ordinance.	Prior to demolition	SDRC to review and provide, in writing, compliance with Design Guidelines and County Ordinance; County B&P to confirm receipt of compliance letter.
	4.1.2g: Prior to fireman’s hall demolition, the following shall occur: <ul style="list-style-type: none"> • Photo-documentation using the Historic American Building Survey (HABS) or alternative standards, • Documentation shall be organized for use as an educational exhibit, archival collection retrieval oral history documentation, or interpretive programs for public use, • Salvage of building elements for appropriate use in other areas of the Master Plan. 	Prior to demolition	Qualified historical architect or cultural resources specialist will provide documentation confirmation in writing; County B&P to confirm receipt of documentation.
Impact 3.1.2: Potential Disturbance to Known and Unknown Archaeological Resources or Tribal Cultural Resources	4.1.1a: For all known archeological sites not located in areas proposed for development, on-site staking of construction boundaries is required to ensure that all sites are avoided during all construction activities during access and staging phases.	Monitor during construction	Compliance monitored and reported in writing by registered professional archeologist and Table Bluff-Wiyot Tribe Cultural Director or appointed representative; County B&P to confirm receipt of monitoring letter/report prior to certificate of occupancy for structures potentially affected.

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>4.1.1b: For known archeological sites that could be impacted during construction, the following mitigation measure(s) shall be implemented to reduce potentially significant to less than significant impacts or no impacts:</p> <ol style="list-style-type: none"> 1) Adjust proposed plans to completely avoid site boundaries, OR 2) Cap site with appropriate of fill and road base to a height equal to but not less than 12 inches above site surface; OR 3) Implement archeological data recovery procedures involving controlled excavation and analysis of material by Register of Professional Archeologists (ROPA) eligible archeologists, preferably trained in historical archeology. The archeological data recovery program must meet Research Design and Reporting standards consistent with the California Office of Historic Preservation’s Preservation Bulletin Numbers 4a and 4, and the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation. The type and nature of the data recovery phase shall be determined by the lead agency in consultation with ROPA eligible archeologists and interested parties but may include: <ol style="list-style-type: none"> a) Coring and auguring to determine site boundaries and depth; b) Exploratory 1 m² or 4-5 ft² excavation pit to obtain cross-sectional data on the site’s constituents; c) Horizontal, open-area coverage of key archeological features found during exploratory excavation. Open area excavations are conducted to reveal the organization of the site including the location of the building foundations, privies, walls/fences, and discrete activity areas. These methods, combined with laboratory analyses of all recovered materials, will yield the important and historically significant information within the site, thereby effectively mitigating adverse effects. 4) Future owners should also consider Deed Restrictions and Conservation Easements for protection of archeological resources. 	<p>Prior to construction</p>	<p>Avoidance, capping, or archaeological testing approved in writing by registered professional archeologist and Table Bluff-Wiyot Tribe Cultural Director or appointed representative; County Planning–Building Division to receive archeologist’s written confirmation prior to permit approval(s).</p>

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>4.1.1c: Institute an archaeological monitoring program when operating within 50 feet the site boundaries of the four identified archeological sites. All construction activities involving ground disturbance shall be monitored for the presence of archaeological materials. A qualified archaeological monitor and a Native American monitor shall be employed during all ground disturbing activities. If the monitors identify any archaeological sites, ground disturbing activity shall halt while the site is evaluated by qualified archaeologists. If a previously unknown site is evaluated as potentially eligible for the California Register, then appropriate mitigation procedures shall be followed. These procedures shall follow Mitigation Measure 4.1.1b.</p> <p>An archeological data recovery, guided by a professional archeologist, will be required as mitigation. A refined archeological monitoring plan will be developed and implemented as mitigation, with the following components:</p> <ul style="list-style-type: none"> • A Sensitivity Map for prehistoric and historic archeological sites; • An Historic Context that identifies related property types and significance thresholds for historic period and prehistoric archeological deposits; • Treatment standards for data recovery of “discoveries”; • Standards for documentation, reporting, and curation; • Site monitor qualifications, roles, responsibilities and authority; • Tribal Coordination with all three local tribes having Wiyot ancestral ties; • Process for refining the monitoring plan as “discoveries” are reported. 	Monitor during construction	Contracted qualified archaeologist and Native American representatives to monitor all ground disturbing constructions activities; Record and determine significance of archaeological discoveries and submit written record to County; County B&P to verify archaeological monitoring and confirm receipt of monitoring record prior to subdivision approval.
	<p>4.1.1d: All mitigation work shall be accompanied by a statement of non-disclosure of sites mitigation, and/or other mitigations completed by the property filed with the North Coast Information Center.</p>	Upon completion of mitigation work	County B&P to confirm receipt of mitigation work summary.
BIOLOGICAL RESOURCES			
Impact 3.2.1: Loss of Wetlands	Same as Mitigation Measure 4.5.2a (included below for reference) with incorporation of native tree and shrub species utilized in the bio-retention	Stipulated as condition of	Same as 4.5.2a (Written confirmation from the

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>design to provide cover, forage and nesting habitat for wildlife to mitigate for loss of this habitat due to modification of the wastewater treatment facility.</p> <p>4.5.2a: In order to assure the effectiveness of the best management practices (BMPs) implemented for the Master Plan, the following design parameters shall be applied:</p> <ol style="list-style-type: none"> 1. The system of vegetated swales and detention basins/areas shall be designed so that flows generated during a 2-year storm event have an on-site detention time 24 hours. 2. The concept of bio-retention shall be implemented to improve detention basin effectiveness. 	subdivision approval	Engineer of Record that the wastewater facilities are designed, constructed, and installed to meet RWQCB wastewater requirements; County Public Works Director to confirm receipt of letter.)
	<p>4.4.1a: To improve the functional value of the small “man-induced” wetlands located on the north-east side of the log deck, adjacent developed dunes should be restored to native landscapes; fill material shall be removed, and native vegetation shall be planted within the setback area to provide a vegetative screen between these wetlands and residential areas. This measure is expected to improve the quality of the habitat by increasing species diversity, and aid in the uptake and treatment of storm water runoff to improve water quality.</p>	Stipulated as condition of subdivision approval	Restoration/landscape plan submitted with subdivision, restoration done or monies bonded prior to final map recordation; County B&P to approve plan and verify restoration activities or bond.
	<p>4.4.1b: Mitigation measure deleted because it is no longer applicable to the project. (The referenced willow habitat will be preserved and provided a development setback, no impact will occur.)</p>	N/A	N/A
<p>Impact 3.2.2: Impacts to non-wetland ESHAs</p>	<p>4.4.2a: Establish a well-marked trail system to consolidate high use areas and minimize foot traffic through Environmentally Sensitive Habitat Areas west of New Navy Base Road. Existing main routes to the beach shall be utilized to the greatest extent possible. An assessment will need to be conducted to determine the least environmentally damaging alternative to biological resources prior to designating a trail system west of New Navy Base Road.</p> <p>Once established, access points to all bike trails and foot paths throughout the plan area are to be clearly marked with appropriate regulatory, educational, and/or interpretive signage. Erect signage and/or fencing at designated access points (trail heads).</p>	Stipulated as condition of subdivision approval	Trail plan submitted with subdivision; County B&P to approve plan and trail system installed (or monies bonded) prior to subdivision approval.

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>4.4.2b: Establish for the Master Plan area a sustainable landscaping plan designed to protect existing natural resources. Assistance for developing such a plan is available from a number of resources, including the Sustainable Urban Landscape Information Series (SULIS) and the Greenscape Program, funded by the U.S. EPA.</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Landscape plan submitted according to stipulations; County B&P to approve landscape plan prior to subdivision approval.</p>
	<p>4.4.2c: Establish a well-marked trail system to consolidate high use areas and minimize foot traffic through ESHAs west of New Navy Base Road. The existing pedestrian beach access corridor shall remain the only beach access. No vehicles shall be allowed to access the beach through this corridor.</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Trail plan submitted with subdivision; County B&P to approve plan and trail system installed (or monies bonded) prior to subdivision approval.</p>
	<p>4.4.2d: All ESHA to be displaced associated with the development of the visitor serving use areas west of New Navy Base Road shall be replanted with comparable habitat on a 3:1 basis. This replanting shall occur west of New Navy Base Road within the confines of the area covered by Figure 3.2-3, with the decision on the specific location within this area to be at the discretion of the California Coastal Commission. Seeds or other propagule material (divisions, cuttings, etc.) from the native flora within the existing ESHA to be removed shall be collected in late spring (or as appropriate) and spread in the replanted habitat. Exotics shall be removed by hand within the replanted habitat until such time as the new native flora has established itself.</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Qualified landscape architect or biologist to prepare replanting plan and submit for approval by CCC; County B&P to confirm approval by CCC.</p>
	<p>4.4.2e: An exotic plant removal program shall be implemented within the 1.5-acre visitor serving use area and associated new parking area west of New Navy Base Road to avoid the potential for the spread of exotic plant species into adjacent ESHAs. This program shall include the removal of exotics from said area on a monthly basis for the life of the Master Plan.</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Qualified biologist to prepare removal program; County B&P to confirm completion and implementation of program.</p>
	<p>4.4.2f: ESHA protection fencing shall be installed at the locations set forth in Figure 3.2-4 to inhibit persons and dogs from entering existing ESHA areas in the vicinity of the proposed 1.5-acre visitor serving use area west of New Navy Base Road. The fencing shall be 3-foot tall split rail fencing or similar, such as cord and post, and shall be maintained on a monthly basis for the life of the Master Plan.</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Maintenance plan to be developed by property owner; County B&P to confirm maintenance plan and implementation.</p>

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>4.4.2g: All persons with dogs utilizing the beach areas due west of the Master Plan area shall maintain dogs on a leash in all areas of said beach (1.5-acre visitor serving use area, parking lots, day use area, beach access corridor, backdunes, foredunes), with the exception of the wave slope where dogs can be unleashed.</p>	Continuous	County B&P to confirm placement of information signs at beach access areas.
	<p>4.4.2h: A new botanical survey and site reconnaissance shall be undertaken in 2008 by a qualified biologist, and a new habitat map shall be prepared by the biologist which replaces Figure 4.4-1 (habitat map). The botanical survey shall be conducted during the following periods: March-April for wallflower and layia; March-July for beach layia; April-July for dark-eyed gilia; and June-October for pink sand-verbena. Figure 4.4.2 (fencing plan) shall be revised accordingly, but shall be no less stringent than it occurs in the MEIR. Mitigation Measures 4.4.2d and 4.4.2f shall be expanded to cover any additional ESHA area discovered during the 2008 survey/reconnaissance and shown on the revised habitat map, but shall be no less stringent.</p>	Completed in 2009 and 2018	County B&P confirmed receipt of survey reports.
<p>Impact 3.2.3: Impacts to special-status species</p>	<p>Same as 4.4.2a.</p>		<p>Same as 4.4.2a.</p>
	<p>MM 4.4.3a: Prior to disturbance, a qualified biologist shall investigate all abandoned or vacant structures that are slated for demolition to determine whether they are in use by Townsend’s big-eared bat, Hoary Bat, Long-eared Myotis, or pallid bat. If the structure(s) are not being used by these species, plan activities can proceed with no further mitigation. If any of these bat species are determined to be using any of the abandoned structures, the applicant shall proceed with one of the following:</p> <p>Option 1: Cease demolition plans for the occupied building and maintain structure(s) as bat habitat.</p> <p>Option 2: Continue with demolition of the occupied building(s) and implement the following:</p> <ul style="list-style-type: none"> • Take measures to avoid injury or death of bats from demolition activities. This may involve relocating bats prior to the start of operations. A qualified biologist shall perform the relocation procedure. • Create suitable habitat of a quality similar to or higher 	Stipulated as condition of subdivision approval and/or development/ construction permit.	Contracted qualified biologist’s written report of compliance submitted to County; County B&P to verify receipt of biologist’s report prior to subdivision and/or permit approval(s).

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>than that being destroyed elsewhere within the plan area and any bats disturbed during demolition must be re-introduced into the newly created habitat. A qualified biologist shall perform the relocation.</p>		
	<p>4.4.3b: Prior to any blasting, pile driving, or any other such activity that elevates noise well above ambient levels, a qualified biologist shall be consulted to identify any potentially affected special status wildlife species (e.g. Osprey), and the biologist’s recommended mitigation measures shall be followed.</p>	<p>Stipulated as condition of development/ construction permit.</p>	<p>Contracted qualified biologist’s written report of compliance submitted to County; County B&P and verify receipt of biologist’s report prior to permit approval(s).</p>
	<p>4.4.3c: Any dark-eyed gilia and/or beach layia to be displaced associated with the development of the visitor serving use areas west of New Navy Base Road shall be replanted in both area and number of plants on a 3:1 basis. This replanting shall occur west of New Navy Base Road within the confines of the area shown in Figure 3.2-3, with the decision on where within this area to be at the discretion of the California Coastal Commission. Seeds from the dark-eyed gilia and/or beach <u>layia</u> to be removed shall be collected in late spring or when appropriate and spread in the replanted habitat. Exotics shall be removed by hand within the replanted habitat until such time as the dark-eyed gilia and/or beach layia has established itself.</p>	<p>Upon removal of species.</p>	<p>Qualified biologist to prepare report on removal and plan for replacement to be submitted to County; County B&P will confirm receipt of report.</p>
	<p>4.4.3d: Same as Mitigation Measure 4.4.2f (ESHA protection fencing). (The proposed fencing is shown on Figure 3.2-4.)</p>		<p>Same as 4.4.2f.</p>
	<p>Same as 4.4.2g.</p>		<p>Same as 4.4.2g.</p>
	<p>4.4.3e: A trash removal program shall be implemented in the area of the proposed 1.5-acre visitor serving use area west of New Navy Base Road, pedestrian beach access tunnel, beach access corridor, and 300 meters of the beach on either side of the beach access corridor. This program is designed to avoid the attraction of crows and ravens which could harass any Western Snowy Plovers which may nest in the area in the future. This program shall include trash removal from the area on a weekly basis for the life of the Master Plan.</p>	<p>Continuous maintenance after construction.</p>	<p>Maintenance plan to be developed by property owner.</p>

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>4.4.3f: Mitigation Measure 4.4.2h requires that a new botanical survey and site reconnaissance be undertaken in 2008 by a qualified biologist, and that a new habitat map be prepared based on the findings. Mitigation Measures 4.4.3c and 4.4.3d shall be expanded to cover any additional special-status species area or new special status species discovered during the 2008 survey/site reconnaissance, but shall be no less stringent.</p>	<p>2009 and 2018 Completed</p>	<p>Updated figures showing revised fencing plan and proposed parking are included as Figures 3.2-4 and 3.2-5 of the SMEIR.</p>
	<p>4.4.3g: Prior to commencement of construction activities within 100 feet of a wetland, an approved wildlife biologist will conduct a survey for the presence/absence of red-legged frog (<i>Rana aurora</i>) within planned construction areas. In the event that the species is found within planned construction areas, the occurrence will be reported and measures put in place to prevent the incidental take of any individuals including, but not limited to, placement of wildlife fencing and relocation of individuals by an approved biologist.</p>	<p>Prior to construction.</p>	<p>Qualified biologist to prepare report on field survey and submit to County; County B&P to confirm receipt of report.</p>
<p>GREENHOUSE GAS (GHG) EMISSIONS</p>			
<p>Impact 3.3.1: Generate GHG emissions</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>
<p>Impact 3.3.2: Conflict with applicable plans</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>
<p>TRANSPORTATION</p>			
<p>Impact 3.4.1: Increased vehicle trips</p>	<p>4.2.1a: <i>Mitigation measure no longer applicable.</i> (The SR 255/3rd Street improvements were completed by Caltrans and the City of Eureka prior to 2013. Medians were installed to allow only right turn movements in and out of 3rd Street. No additional mitigation is required.)</p>	<p>Completed by others</p>	<p>N/A</p>
	<p>4.2.1b: S.R. 255 through Manila: Improvements to be determined by Phase II of Manila Transportation Plan. The Master Plan shall contribute its fair share towards these improvements. The suggested fair share amount is a plan contribution of 22.5 percent, which was calculated based on the critical p.m. peak hour volume of 258 vehicles generated by the Master Plan, divided by the total future volume including the Plan development (1,147 vehicles). It is</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Bond for contribution or deposit funds prior to final map recordation; County to verify bond or deposit.</p>

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>likely that S.R. 255 improvements consisting of left-turn lanes and a traffic signal or roundabout will cost approximately \$800,000. Therefore, the fair share to be paid by the applicant shall be \$180,000. It is suggested that the County arrange for payment of the mitigation fee.</p> <p>4.2.1c: S.R. 255/New Navy Base Road: Improvements include the addition of a traffic signal or a roundabout designed according to Federal Guidelines and pursuant to Caltrans Design Bulletin 80-01. The traffic control enhancement would not be warranted until approximately 25 percent of the anticipated combined development is completed from the Master Plan and the adjacent industrial waterfront, so early phases of the proposed Master Plan could be implemented without this improvement. (According to Appendix E of this SDMEIR, impacts at this intersection would be due to the Master Plan and proposed adjacent industrial waterfront development; therefore funding for these improvements should be split between these two projects.)</p>		
ENERGY			
<p>Impact 3.5.1 Impact due to wasteful, inefficient, or unnecessary consumption of energy</p>	<p>4.2.2a: Sidewalks or pedestrian walkways shall be provided on all major roadways and residential streets within the plan area, excluding the existing historic housing areas, where the roads shall remain at their current widths to maintain the historic resource. Bicycle travel areas in the form of bike lanes or unmarked buffers between travel lanes and parking shall be provided on all major roadways, except in the existing historic housing areas.</p> <p>On residential streets outside the historic housing areas, the 48 feet shall be designed to include 32 feet curb to curb and accommodate two directions of travel and parking. A cross section with a wider pavement width will result in higher than desirable speeds for residential streets. The remaining eight feet on either side of the street shall be used for pedestrian sidewalks/walkways and, if desired, some landscape buffer between the road and walkway.</p> <p>On Vance Avenue and Samoa Street the 60-foot right-of-way shall be designed with two 12-foot travel lanes separated by centerline striping, two five-foot bicycle travel areas which could be striped as bike lanes on Vance Avenue, and seven feet of parallel parking on either side of the street. The remaining six feet on either side shall be used for pedestrian sidewalks/</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Construction or security bond prior to final map recordation; County Public Works to approve construction or verify bond.</p>

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	walkways.		
	<p>4.2.2b: Crosswalks shall be installed at the major intersections along Vance Avenue in the core area of the town as long as adequate sight conditions exist for approaching vehicles. Otherwise, crossings must be left unmarked or additional crossing enhancements such as curb extensions, medians, and warning lights shall be provided.</p>	Stipulated as condition of subdivision approval	Construction or security bond prior to final map recordation; County Public Works to approve construction or verify bond.
	<p>4.2.3a: The applicant shall request re-routing of existing Humboldt Transit Authority bus lines (perhaps those that serve Manila) or creation of a new route spur in order to service the Vance Avenue corridor in Samoa. Formal bus stops, with shelters, shall be established along Vance Avenue. The initiation of transit services shall be considered upon development of 25 to 50 percent of the proposed Master Plan. Any additional right-of-way will be shown on subdivision maps.</p> <p>The proposed Master Plan will include a transit stop at a location acceptable to HTA. There will also be a mitigation measure for the applicant, for requested transit service: The applicant will construct a bus stop acceptable to HTA, as part of Phase 2, and will submit a request for a spur of the existing bus line, to serve Samoa, prior to recordation of the final map.</p>	Stipulated as condition of subdivision approval	Letter of request to Transit Authority, with copy sent to County; County B&P to verify receipt of letter.
	<p>4.6.1b: Controls on diesel-powered construction equipment:</p> <ol style="list-style-type: none"> 1. Maintain construction vehicles to maximize efficiency and minimize exhaust emissions. 2. Prohibit excessive equipment idling time (for diesel powered equipment). <p>Stage diesel-powered equipment as far as possible from residences or other sensitive receptors.</p>	Monitor during construction	Construction completed in compliance with mitigation measures; County Building Inspector to monitor air quality conditions during all inspections and file any non-conformance to NCUAQMD; NCUAQMD to respond to complaints.
	<p>4.6.2a: Circulation improvements to reduce motor vehicle use:</p> <ol style="list-style-type: none"> 1. Incorporate infrastructure that facilitates pedestrian and bicycle travel 	Stipulated as condition of subdivision	Circulation plans in compliance with mitigation measures submitted and

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	<p>modes. Such infrastructure would include continuous sidewalks and bicycle lanes or paths that interconnect with different plan components and New Navy Base Road. Any New Navy Base Road improvements should incorporate bicycle lanes. Specific improvements may include the following:</p> <ul style="list-style-type: none"> a. On new residential streets (outside of the potential historic district), each side of the street should have sidewalks or pedestrian walkways. A walkway separated from the roadway is most desirable. b. Existing residential streets (e.g., Vance Avenue, Sunset Avenue, Cadman Court, and Rideout Avenue) shall be designated by signage as bike routes. <p>Encourage the development of retail services that serve the plan area and reduce automobile trips to Eureka and Arcata.</p>	approval.	bond secured prior to final map recordation; County Planning Division/Public Works to approve plans and verify construction or bond prior to final map recordation.
<p>Impact 3.5.2 Conflict with applicable plans</p>	No mitigation is required.	N/A	N/A
AESTHETICS			
<p>Impact 3.6.1 Substantially degrade the existing visual character or quality of public views of the site and its surroundings; conflict with applicable zoning and other regulations governing scenic quality</p>	<p>4.9.1a: Visual screening shall be used as a buffer to separate residential uses from and non-residential uses. Any new development that is not compatible in size (mass), architectural style, or layout (e.g. setbacks from street, density, orientation, etc.) with adjacent use(s) shall have visual screening to minimize impacts to the existing visual quality. Visual screening can be provided by landscape screening and shall be contiguous to achieve maximum visual continuity and visual separation from existing qualities.</p> <p>Screening to visually separate existing and Master Plan new development shall include:</p> <ul style="list-style-type: none"> • Visual separation and landscaping between the existing town, existing historic resources, and new residential development; • Visual separation between residential and non-residential uses, including 	Stipulated as condition of subdivision approval	Visual screening installed; County B&P to confirm installation prior to subdivision approval.

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
	<p>visual screening along Vance Avenue;</p> <ul style="list-style-type: none"> • Visual screening by retaining existing vegetation along the north end of Samoa Park to minimize visual impacts with nearby historic resources; • Visual screening by retaining existing vegetation and landscaping west of Vance Avenue opposite Samoa Park, in the area proposed for new vacation rental units to minimize visual impacts with nearby historic resources; • Existing Monterey Cypress trees located between the proposed soccer arena and Samoa Cookhouse shall be retained to screen proposed new soccer buildings and structures from adjacent historic resources. Site design and visual screening shall be required between the proposed RV Park and adjacent land uses in the Samoa Cookhouse area shall be employed to minimize impacts. Visual screening and open space areas between proposed new single family housing areas, vacation rental housing units, and existing residences on Sunset Avenue, Rideout Road, and Sanda Court. • The design, siting, height and scale of new housing, visitor serving uses, and site development shall be visually compatible with existing housing areas on Sunset Avenue, Rideout Road, and Sanda Court and comply with Design Guidelines. New development shall be consistent with Design Guidelines and building regulations required for tsunami safety. 		
	<p>4.9.1b: Areas not occupied by buildings, parking, walkways, bikeways, or other associated residential or commercial activities shall be fully and permanently landscaped with live plant materials and shall be permanently maintained.</p>	<p>Stipulated as condition of subdivision approval</p>	<p>Landscape plan approved; landscaping installed; County B&P to approve plan prior to subdivision approval.</p>
	<p>4.9.1c: All pedestrian/bike linkages and commercial/business parking lots shall consist of attractive hardscape and landscape.</p>	<p>Stipulated as condition of</p>	<p>Hardscapes /landscapes installed;</p>

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
		subdivision approval	County B&P to approve landscape plan and to confirm compliance prior to map recordation.
	4.9.1d: All building façades shall be broken down to small scale and given individual design character compatible with the existing historic architectural style of the town.	Stipulated as condition of Coastal Development Permit (CDP) approval	Building permit; County B&P to approve design and to confirm compliance prior to permit approval.
	4.9.2a: Visual screening shall be used as a buffer to protect the views from across the bay. Structures that are incompatible in height and/or mass compared to the existing view shall have visual screening to minimize impacts to the existing visual quality. Visual screening can be provided by landscape screening and shall be contiguous to achieve maximum visual continuity. New structures and development shall conform to design guidelines and standards and design review.	Stipulated as condition of subdivision approval	Final map recordation and/or permit approval; County B&P to approve landscape plan and to confirm compliance prior to subdivision approval.

OFF-SITE TREATED WASTEWATER DISPOSAL ALTERNATIVE MMRP

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
BIOLOGICAL RESOURCES			
<p>Impact WWAlt-BIO 1 Adverse effects to special-status species and/or habitat</p>	<p>Mitigation Measure WWAlt-BIO1a: Preconstruction nesting bird surveys. If vegetation clearing is necessary for pipeline construction, preconstruction nesting bird surveys shall be conducted by a qualified biologist if construction begins in the breeding season (January 15 to August 31 to include raptors and all other migratory birds). Surveys are to be conducted within seven days of construction activities and repeated if construction ceases for seven days in the same location, prior to construction resuming. An area of at least 500 feet within the construction area will be surveyed for nesting birds. If active nests are found, the biologist will monitor the nest(s) and establish protective buffers (no-disturbance area around the nest) determined with consultation with CDFW and based on the nesting species, its sensitivity to disturbance, and type of and duration of disturbance expected.</p> <p>Any work conducted within 500 feet of an osprey nest will either be conducted outside of the nesting season (March through August) or a qualified biologist in consultation with CDFW will observe the nests prior to the commencement of construction within the vicinity of the nests to ensure that juveniles have fledged, and that the nest is empty during construction, or determine an adequate buffer that will not impact the nest or nestlings.</p> <p>Mitigation Measure WWAlt-BIO1b: Protect Wetlands During Pipeline Construction: Prior to the start of construction, where construction activities occur within close proximity (100 feet) to delineated wetlands, high visibility construction fencing shall be erected to establish a no-disturbance buffer that would be adequate for the protection of the wetlands, determined by a qualified biologist. The fencing shall be checked weekly by a biological monitor to ensure its continued correct placement and stability.</p>	<p>Prior to pipeline construction as applicable.</p> <p>Prior to pipeline construction as applicable.</p>	<p>Contracted qualified biologist’s written report of compliance submitted to County; County B&P to verify receipt of biologist’s report prior to pipeline construction.</p> <p>Contracted qualified biologist’s written report of compliance submitted to County; County B&P to verify receipt of biologist’s report prior to pipeline construction.</p>

Environmental Impact	Mitigation Measures (MM)	Schedule	Measure of Completion & Approval
Impact WWAlt-Bio 2: Impacts to Wildlife Migration Patterns	No mitigation is required.	N/A	N/A
Impact WWAlt-BIO 3: Cumulatively Considerable Impacts	No mitigation is required.	N/A	N/A
HYDOLOGICAL IMPACTS			
Impact WWAlt-HYDRO 1: Violations of Applicable Standards	No mitigation is required.	N/A	N/A
Impact WWAlt-HYDRO 2: Cumulatively Considerable Impacts	No mitigation is required.	N/A	N/A