

## EXECUTIVE SUMMARY

### ES1. PURPOSE

This Draft Environmental Impact Report (EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code (PRC), Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000, et seq.) to evaluate the potential environmental impacts associated with the proposed North McKay Ranch Subdivision Project (proposed project). The purpose of this Draft EIR is to inform decision makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes potential impacts relating to a wide variety of environmental issues and the methods by which these impacts may be mitigated or avoided.

### ES2. PROJECT LOCATION

The proposed project is located in Cutten, an unincorporated community within Humboldt County (County), California, which is immediately south of the southern boundary of the City of Eureka. The proposed water storage tank portion of the proposed project would be located approximately 2.5 miles south of the proposed development, near Ridgewood, California. The proposed project would be located on the following Assessor Parcel Numbers (APN): 017-032-003, 017-071-004, 017-071-009, 017-072-002, 017-072-003, 017-073-007, 017-073-009, and 303-012-020. The project site is generally located on United States (U.S.) Geological Survey Eureka 7.5-minute Quadrangle, Township 5 North, Range 1 West, Section 36, Humboldt Meridian.

### ES3. PROJECT SUMMARY

The proposed project would comprise two discontinuous areas: the proposed development area and an off-site water storage tank. The proposed project would be constructed on approximately 81 acres and would involve a mixed-use development with 320 residential units, approximately 22,000 square feet of commercial development, an off-site sewer line, and an off-site water storage tank. The proposed land uses would include single-family dwellings, multi-family dwellings, and neighborhood commercial. The residential mix could include 146 single-family houses and 174 multi-family units. Approximately 21.73 acres would remain as undeveloped open space that would be dedicated to the County for future trail management or conveyed in fee. The off-site water storage tank would be owned and managed by the Humboldt Community Services District (HCSD) and would support the proposed development. The proposed project is anticipated to be developed in nine phases over a period of 20 years, but a final phasing plan would be based on market conditions. The proposed project would require annexation into HCSD for the provision of utilities.



## Project Objectives

The objectives of the proposed project are to:

- Comply with the Humboldt County Local Agency Formation Commission policy to create a more logical service boundary and provide more effective delivery of municipal services by annexing all existing unincorporated islands zoned for development in the HCSD.
- Ensure new residents receive the same level of service as current residents.
- Ensure existing service levels to current County residents are not reduced in order to provide services to the HCSD service area.
- Promote economic vitality by maintaining and expanding small businesses and local services for residents.
- Assist County in meeting housing needs to accommodate forecasted population growth.
- Incorporate parks and open space, including trails, into the project design in a manner that would provide community connectivity and is aesthetically pleasing.
- Promote economic growth through new capital investment for an expanded population and increased tax base.
- Provide a diversity of housing choices in one development that would cater to various segments of the community, including low-cost, single-family homes.

## ES4. AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Section 15123 of the State CEQA Guidelines requires that a summary of an EIR identify areas of controversy known to the lead agency, including issues raised by agencies and the public. On April 19, 2019, the County issued a notice of preparation (NOP) (Appendix A) to inform agencies and the general public that an EIR was being prepared. However, a revised NOP was circulated on May 21, 2019 to include environmental issues determined to have a less than significant impact. The revised NOP was circulated between May 21, 2019 and June 20, 2019 for the statutory 30-day public review period. The County invited comments on the scope and content of the document, and participation at a public scoping meeting on June 13, 2019 at Cutten Elementary School. Appendix A of this Draft EIR contains a scoping report listing the written comments received on the NOP and during the public scoping meeting. Copies of the comment letters are also contained in the scoping report. During the public comment period for the NOP, various comment letters were received regarding the proposed project. In general, areas of potential controversy known to the County include:

- Impacts related to wildfires and the surrounding forestland in the area
- Impacts to biological resources, including species and wetlands, and proximity to Ryan's Creek
- Impacts on local services, such as water, sewer, fire protection, police protection, and schools
- Impacts related to aesthetics and the viewshed in the area
- Impacts related to traffic



- Concerns related to low-income housing increasing crime and drug use
- Inclusion of access points to the McKay Community Forest

Table ES-1, Executive Summary of Impacts and Mitigation Measures, summarizes the detailed discussion contained in Section 3, Environmental Impact Analysis, of this Draft EIR.

## ES5. DISAGREEMENT AMONG EXPERTS

This Draft EIR contains substantial evidence to support the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the Humboldt County is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision-makers to make an informed judgment about the environmental consequences of the proposed project.

## ES6. SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

The proposed project would result in the following significant unavoidable adverse impacts:

- **Greenhouse Gases (GHG):** Because the proposed project would result in operational emissions that would exceed the Sacramento Metropolitan Air Quality Management District thresholds of significance, impacts related to GHG would remain significant and unavoidable.
- **Wildfires:** Because the proposed project does not allow for 100-foot defensible space buffers, as required by the California Department of Forestry and Fire Protection (CAL FIRE), impacts related to wildfires would remain significant and unavoidable.

## ES7. SUMMARY OF PROJECT ALTERNATIVES

An EIR must describe a range of reasonable alternatives to the project or alternative project locations that could feasibly attain most of the basic project objectives and would avoid or substantially lessen any of the significant environmental impacts of the proposed project. The alternative analysis must include the “No Project Alternative” as a point of comparison. The No Project Alternative includes existing conditions and reasonably foreseeable future conditions that would exist if the proposed project were not approved (CEQA Guidelines Section 15126.6). The following alternatives are discussed further in Section 5.0, Alternatives, of this document.

### Alternative 1 – No Project

Under the No Project Alternative, the project site would remain in its existing condition and no new development would occur. Timber harvesting may continue through 2023 on the site, as under the currently approved Timber Harvest Plan. Although the No Project Alternative would avoid all significant and unavoidable impacts as under the proposed project, this alternative would not meet any of the project objectives or meet housing needs, increase the tax base, or provide a diversity of housing choices in the County.



## Alternative 2 – Site Plan Redesign

The Site Plan Redesign alternative was developed to reduce potential impacts from wildfire risk by increasing the size of lots located along the project boundary adjacent to the North McKay Forest. The large lots would provide the 100-foot defensible space as required by CAL FIRE, CWPPP, and Humboldt Bay FPD. This alternative would result in reduction of 10 single-family dwelling units and 14 small lot single-family dwelling units. The number of multi-family dwelling units would remain at 174, and the 22,000 square feet of commercial development would also remain unchanged. This alternative would require extending Redwood Street and Arbutus Street, which would require drainage crossings similar to the proposed project. In addition, with the site redesign proposed under this alternative, it is expected that there would be adequate buffer from the PG&E high voltage power line.

The Site Plan Redesign alternative would result in a less than significant impact relative to wildfires when compared to the significant and unavoidable impacts of the proposed project. In addition, this alternative would lessen the severity of other impacts, including those associated with agriculture and forestry resources; air quality; geology and soils; hazards and hazardous materials; hydrology and water quality; noise; and transportation. This alternative would also advance all of the proposed project objectives.

## Alternative 3 – Reduced Density

The Reduced Density alternative would modify the existing proposed project site plan to include the following: elimination of specific lots that would prohibit the existing site plan's ability to include a 100-foot defensible space buffer, and reduce the total amount of single-family and multi-family residential units to reduce future operational mobile source GHG emissions.

The redesign would result in a relatively compact development, with 22,000 square feet of commercial space (limited by the number of trips evaluated in the traffic study for an office use), 150 multi-family low rise apartments, and 130 single-family homes. The requirement for on-site, 100-foot defensible space is anticipated to eliminate single-family lots 3 through 16, 21, 27 through 29, 35 through 50, 54 through 57, 79 and 80 for a total of 39 lots, for a total of 39 lots. The GHG modeling determined that reduction in 26 multi-family and 14 single-family units would reduce operational GHGs. While redesign could result in many development layouts, for purposes of this analysis, it is assumed that reduction of 40 units would consist of elimination of the 39 single-family lots required for 100-foot defensible space, of which 15 lots would be accommodated on the revised site plan by reducing lot sizes. In addition, 26 of the multi-family units would be eliminated on Lot 88 to avoid steep slopes based on the geotechnical report. This alternative would require extending Redwood Street and Arbutus Street, which would require drainage crossings similar to the proposed project. In addition, with the site redesign, it is expected that there would be adequate buffer from the Pacific Gas and Electric Company (PG&E) high voltage power line.

The Reduced Density alternative would reduce potential impacts related to GHG emissions and wildfires, as well as the severity of other impacts to agricultural and forestry resources, air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, and transportation. In addition, the Reduced Density Alternative would meet all of the basic objectives of the proposed project.



## ES8. SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 summarizes the potential environmental effects of the proposed project, the recommended mitigation measures, if applicable, and the level of significance after mitigation. Pursuant to CEQA Guidelines Section 15093, if the proposed project is approved as proposed, any impact noted in the summary as “significant” after mitigation would require the adoption of overriding considerations. As shown in Table ES-1, development of the proposed project with mitigation measures would result in significant and unavoidable impacts to GHG emissions and wildfires. Therefore, a statement of overriding considerations would be required during certification of the Final EIR.

Additionally, CEQA requires public agencies to establish a monitoring and reporting program for the purpose of ensuring compliance with those mitigation measures adopted as conditions of approval in order to mitigate or avoid significant environmental impacts identified in an EIR. A Mitigation Monitoring and Reporting Program, incorporating the mitigation measures set forth in this document, would be adopted at the time of certification of the Final EIR.

## ES9. REVIEW OF THE DRAFT EIR

The Draft EIR will be available for public review for the statutory 45-day review period, and will circulate starting May 15, 2020 and end June 29, 2020. Due to the state of emergency declared in response to the COVID-19 pandemic, hard copies of the Draft EIR will not be available for public review, except by request. Pursuant to California Governor Gavin Newsom’s Executive Order N-54-20, during the public review period, the Draft EIR, including the technical appendices, will be available electronically at: <https://humboldt.gov.org/2755/North-McKay-Ranch>. A copy will not be available for public review at a certain location because public buildings, such as county buildings, including the Humboldt County Library, are currently closed due to the state of emergency and to minimize the risk of spreading COVID-19 that could result from multiple people reviewing a single document. If you wish to request a hard copy of the Draft EIR, please contact the Humboldt County Planning & Building Department at (707) 445-7541 to make arrangements.

Please indicate a contact person for your agency or organization and send your comments to: [CEQAResponses@co.humboldt.ca.us](mailto:CEQAResponses@co.humboldt.ca.us). Please include North McKay Ranch in the subject line.



*This page is intentionally left blank.*



**Table ES-1: Executive Summary of Impacts and Mitigation Measures**

Environmental Impact	Mitigation Measure	Finding
<b>3.1 Aesthetics and Visual Resources</b>		
<p><b>AES-1:</b> Potential to have a substantial adverse effect on a scenic vista.</p>	<ul style="list-style-type: none"> <li>• <b>MM AES-1: Prepare and Submit Design Guidelines:</b> Prior to filing a map for each phase, the Applicant shall submit the final development plan and development standards to the County for review and approval. The County shall review the final development plan and development standards to ensure that the Applicant has incorporated the design guidelines established in Section 314-31.1.6 of the Humboldt County Code for Planned Unit Developments. At a minimum, the final development plan and development standards shall consider the County’s design guidelines related to the maintenance of the natural features of the site, circulation and parking considerations, architectural considerations, landscaping, placement of utilities, site access, and setbacks from adjacent land uses.</li> </ul>	LTS/M
<p><b>AES-2:</b> Potential to damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	LTS
<p><b>AES-3:</b> Potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point).</p>	<ul style="list-style-type: none"> <li>• <b>MM AES-1: Prepare and Submit Design Guidelines:</b> See above</li> </ul>	LTS/M
<p><b>AES-4:</b> Potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	<ul style="list-style-type: none"> <li>• <b>MM AES-2: Submit Lighting Plan:</b> Prior to filing a map for each phase, the Applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) to Humboldt County for review and approval that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The lighting map shall comply with the General Plan policies and shall include minimal levels of street; parking, building, site, and public area lighting to meet safety standards and provide direction; directional shielding for all exterior lighting; and automatic shutoff or motion sensors and/or additional standards as determined by the Director of Planning and Building.</li> </ul>	LTS/M
<b>3.2 Agricultural and Forestry Resources</b>		
<p><b>AG-1:</b> Potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	LTS



Executive Summary

Environmental Impact	Mitigation Measure	Finding
<p><b>AG-2:</b> Potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>3.3 Air Quality</b></p>		
<p><b>AIR-1:</b> Potential to conflict with or obstruct implementation of the applicable air quality plan.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>AIR-2:</b> Potential to result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>AIR-3:</b> Potential to expose sensitive receptors to substantial pollutant concentrations.</p>	<ul style="list-style-type: none"> <li>• <b>MM AIR-1: Off-Road Construction Equipment Emissions Minimization:</b> The project shall demonstrate compliance with the following Construction Emissions Minimization Measures prior to issuance of building or grading permits: 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited; b) All off-road equipment shall have: i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 3 off-road emission standards, and ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy.</li> </ul>	<p>LTS/M</p>
<p><b>AIR-4:</b> Potential to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>



Environmental Impact	Mitigation Measure	Finding
<b>3.4 Biological Resources</b>		
<p><b>BIO-1:</b> Potential to 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.</p>	<ul style="list-style-type: none"> <li>• <b>MM BIO-1: Nesting Bird Surveys:</b> In order to avoid Take of any nesting species, any clearing associated with the proposed project shall occur outside of the nesting period for migratory birds, typically from March 1 through August 15 (California Department of Fish and Wildlife [CDFW] Fish and Game Code 3503, 3503.5, and 3513, and Federal Migratory Bird Act 16 United States Code [U.S.C] 703 et seq.). If clearing is to occur within the nesting window of migratory birds, CDFW and the U.S. Fish and Wildlife Service (USFWS) shall be consulted to assess the potential for Take of active nests, or a focused nesting bird survey would need to take place immediately prior to and within the area of the proposed clearing. Pre-construction surveys for nesting pairs, nests, and eggs shall occur within the construction limits and within 100 feet (200 feet for raptors) of the construction limits. Focused survey for spotted owls within the nesting season shall be conducted prior to site clearing. If active nests are encountered, species specific measures shall be prepared by a qualified biologist in consultation with the USFWS and CDFW and implemented to prevent abandonment of the active nest.</li> <li>• <b>MM BIO-2: Amphibian Surveys:</b> Project activities in areas near riparian and seasonally wet areas that provide amphibian habitat shall occur from July 15 through October 31 to minimize potential impacts to northern red-legged frog and southern torrent salamander. Focused surveys for northern red-legged frog and southern torrent salamander shall be conducted during appropriate weather conditions. To mitigate potential impacts to these species, the proposed project shall remediate degraded areas from past use of the proposed project area within slopes above Ryan Creek (where feasible), and within forested open space areas proposed within the proposed project area (where feasible).</li> </ul>	<p>LTS/M</p>
<p><b>BIO-2:</b> Potential to have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>	<ul style="list-style-type: none"> <li>• <b>MM BIO-3: Permit Requirements:</b> Prior to filing a map, the Applicant shall consult with the California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and U.S. Army Corps of Engineers (USACE) regarding requirements for state and federal permit applications, including a 1602 Lake and Streambed Alteration Agreement (SAA) from the CDFW, a 401 Water Quality Certification from the RWQCB and/or a 404 Nationwide Permit from the USACE. If any permits are required, the Applicant shall submit the permit application to the respective agency and shall abide by all permit conditions. For impacts to waters of the U.S. and/or waters of the State, a revegetation mitigation and monitoring plan shall also be prepared. It is anticipated that additional special-status species surveys and/or monitoring may also be implemented as part of some of these permit conditions.</li> </ul>	<p>LTS/M</p>



Environmental Impact	Mitigation Measure	Finding
	<ul style="list-style-type: none"> <li>• <b>MM BIO-4: Riparian Replanting:</b> Riparian vegetation shall be mitigated at a 1:1 impact ratio. Local native riparian vegetation would be replanted along non-impacted creek segments within the proposed project site.</li> <li>• <b>MM HYD-1: Prepare a Stormwater Pollution and Prevention Plan (SWPPP)</b> See Section 3.10</li> <li>• <b>MM HYD-3: Prepare a Low Impact Development Plan:</b> See Section 3.10</li> </ul>	
<p><b>BIO-3:</b> Potential to have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<ul style="list-style-type: none"> <li>• <b>MM BIO-3: Permit Requirements:</b> See above</li> <li>• <b>MM BIO-5: Wetland Creation:</b> Wetland creation shall replace wetlands impacted by the proposed project at a 1:1 ratio with wetlands of equal or better quality. Wetlands shall be designed to provide habitat within an urbanized setting. This shall include proper fencing, vegetation screening, and signage.</li> <li>• <b>MM BIO-6: Wetland Enhancement:</b> Existing wetlands currently have high levels of invasive species dominance, and in many places have historic fill placement. Part of the mitigation shall include restoration of the remaining wetlands onsite following installation of the Arbutus Street extension. This shall include invasive species removal, native plant installation, and where appropriate, removal of historic fill. In addition, existing wetlands shall be connected to the proposed mitigation wetlands for habitat connectivity. This shall include stormwater and wildlife crossing culverts in locations where the wetland would be crossed by the proposed Arbutus Street extension.</li> </ul>	<p>LTS/M</p>
<p><b>BIO-4:</b> Potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.</p>	<ul style="list-style-type: none"> <li>• <b>MM BIO-1: Nesting Bird Surveys:</b> See above</li> <li>• <b>MM BIO-2: Amphibian Surveys:</b> See above</li> <li>• <b>MM BIO-3: Sediment Control:</b> See above</li> <li>• <b>MM BIO-4: Permit Requirements:</b> See above</li> <li>• <b>MM BIO-7: Ryan Creek Tributaries:</b> The 100-foot setback (where feasible) from the 30 percent break in slope designated as non-buildable to reduce erosion and removal of trees thereby reducing impacts to Ryan Creek and associated wetlands. The Ryan Creek tributary crossing impacts shall be minimized by using large half-round culverts and mitigated by recontouring the deteriorating logging road within the northern portion of the proposed project.</li> <li>• <b>MM BIO-8: Stream Stabilization:</b> Two stream crossings are proposed as part of the proposed project. Crossings shall be designed to facilitate wildlife movement and shall be designed to minimize impacts to the streams. The crossings are anticipated to impact 68 linear feet of each stream, for a total of 136 linear feet of impacts. Crossings shall be mitigated by the recontouring</li> </ul>	<p>LTS/M</p>



Environmental Impact	Mitigation Measure	Finding
	and stabilization of a former logging road, which contains approximately 727 linear feet of highly eroded terrain. In addition, the former roadway shall be planted with native vegetation to facilitate habitat creation on the slope as mitigation for reduced wetland buffers along the Arbutus Street access.	
<b>BIO-5:</b> Potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy ordinance.	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	LTS
<b>BIO-5:</b> Potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	LTS
<b>3.5 Cultural Resources</b>		
<b>CUL-1:</b> Potential to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.	<ul style="list-style-type: none"> <li>• <b>MM CUL-1: Cultural Materials Discovered During Construction:</b> If any cultural resource (e.g., projectile points, flakes, bottles, or cans) is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease until a Secretary of the Interior qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) 523 series forms. All forms and associated reports will be submitted to the Northwest Information Center of the California Historical Resources Information System (NWIC) of the California Historical Resources Information System (CHRIS). The archaeologist shall determine whether the resource requires further study. If after the qualified archaeologist conducts appropriate analyses, the resource is determined to be eligible for listing on the California Register of Historical Resources (CRHR) and/or unique, the archaeologist shall develop a plan for the treatment of the resource. This shall contain appropriate mitigation measures, including avoidance, preservation in place, data recovery excavation, or other appropriate measures outlined in Public Resources Code (PRC) Section 21083.2.</li> <li>• <b>MM CUL-2: Pre-Construction Worker Environmental Awareness Program (Cultural Resources):</b> Prior to the start of construction, all field personnel shall receive a worker environmental awareness program (WEAP) on cultural resources. The training, which may be conducted with other environmental or safety trainings (i.e. see section 3.7, Geology), will provide a description of cultural resources that may be encountered during construction and outline the steps to follow in the event that a discovery is made.</li> </ul>	LTS/M



Executive Summary

Environmental Impact	Mitigation Measure	Finding
<p><b>CUL-2:</b> Potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.</p>	<ul style="list-style-type: none"> <li>• <b>MM CUL-1: Cultural Materials Discovered During Construction:</b> See above</li> <li>• <b>MM CUL-2: Pre-Construction Worker Environmental Awareness Program (Cultural Resources):</b> See above</li> </ul>	<p>LTS/M</p>
<p><b>CUL-3:</b> Potential to disturb human remains, including those interred outside of formal cemeteries.</p>	<ul style="list-style-type: none"> <li>• <b>MM CUL-3: Procedures for human Burials Encountered During Construction:</b> If ground-disturbing activities uncover previously unknown human remains, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:   <p>There shall be no further excavation or disturbance of the area where the human remains were found or within 100 feet of the find until the Humboldt County Coroner is contacted. Duly authorized representatives of the Coroner shall be permitted onto the project site and shall take all actions consistent with Health and Safety Code Section 7050.5 and Government Code Sections 27460, et seq. Excavation or disturbance of the area where the human remains were found and an area within 100 feet of the find shall not be permitted to re-commence until the Coroner determines that the remains are not subject to the provisions of law concerning investigation of the circumstances, manner, and cause of any death. If the Coroner determines the remains are Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the MLD’s recommendations, the owner or the MLD may request mediation by NAHC.</p> </li> </ul>	<p>LTS/M</p>
<p><b>3.6 Energy</b></p>		
<p><b>EN-1:</b> Potential to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>EN-2:</b> Potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>



Environmental Impact	Mitigation Measure	Finding
<b>3.7 Geology and Soils</b>		
<p><b>GEO-1:</b> Potential to directly or indirectly expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> <li>• Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the state geologist for the area or based on other substantial evidence of a known fault as defined by the Division of Mines and Geology Special Publication 42 or strong seismic ground shaking;</li> <li>• Seismic-related ground failure, including liquefaction; or</li> <li>• Landslides.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>MM GEO-1: Conduct Site-Specific Geotechnical Investigation for Development:</b> Prior to filing a map for each phase, the Applicant shall submit a design-level geotechnical study and building plans for each phase and the water tank location which would be prepared by a registered geologist or geotechnical engineer. The detailed, design-level geotechnical investigations shall include foundation design, criteria for placing proposed fills, as well as structures, deep foundation, subdrainage, and/ or retaining wall systems, setbacks for each lot, and specific engineering criteria for moderate to high slopes. The building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. The approved plans shall be incorporated into the proposed project. All on-site soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist. A design-level geotechnical study shall be prepared for the water storage tank site in coordination with Humboldt Community Services District (HCSD).</li> </ul>	LTS/M
<p><b>GEO-2:</b> Potential to result in substantial soil erosion or the loss of topsoil.</p>	<ul style="list-style-type: none"> <li>• <b>MM HYD-1: Prepare a Stormwater Pollution and Prevention Plan (SWPPP):</b> See Section 3.10</li> </ul>	LTS/M
<p><b>GEO-3:</b> Potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.</p>	<ul style="list-style-type: none"> <li>• <b>MM GEO-1: Conduct Site-Specific Geotechnical Investigation for Development:</b> See above</li> </ul>	LTS/M
<p><b>GEO-4:</b> Potential to be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.</p>	<ul style="list-style-type: none"> <li>• <b>MM GEO-1: Conduct Site-Specific Geotechnical Investigation for Development:</b> See above</li> </ul>	LTS/M
<p><b>GEO-5:</b> Potential to directly or indirectly destroy a unique paleontological resources or site or unique geologic feature.</p>	<ul style="list-style-type: none"> <li>• <b>MM GEO-2: Pre-Construction Worker Environmental Awareness Program (Paleontological Resources):</b> Prior to start of any construction activity, the Applicant and the contractor shall prepare and implement a Worker Environmental Awareness Program (WEAP). The purpose of the WEAP is to educate personnel (i.e., construction workers) about the existing on-site and surrounding resources and the measures required to protect these resources as well as avoidance and potential hazards within these sites. The WEAP shall include materials and information on potentially sensitive cultural and paleontological resources resulting from construction within the project area and applicable precautions personnel should take to</li> </ul>	LTS/M



Environmental Impact	Mitigation Measure	Finding
	<p>reduce potential impacts. The WEAP shall be subject to review by the County Planning and Building Department.</p> <p>The WEAP presentation shall be given to all personnel who may harm sensitive environmental resources as identified within the WEAP mitigation measures (i.e., work in non-culturally cleared areas or equipment operators who may encounter sensitive species or resources). The WEAP presentation shall be given prior to the start of construction and as necessary throughout construction as new personnel arrive on-site. The Applicant and the contractor shall be responsible for ensuring all on-site personnel attend the WEAP presentation, receive a summary handout, and sign a training attendance acknowledgement form to indicate that the contents of the program are understood and to provide proof of attendance. Each participant of the WEAP presentation shall be responsible for maintaining their copy of the WEAP reference materials and making sure other on-site personnel are complying with the recommended precautions. The contractor shall keep the sign in sheet on site and submit copies of the WEAP sign-in sheet to the Applicant's Project Manager who shall distribute to the County.</p> <p>Paleontological resources include any remains, traces, or imprints of a plant or animal that has been preserved in the Earth's crust since some past geologic time and may include fossil materials such as bones, leaf impressions and other carbonized remains and shells of invertebrates such as snails and clams. For the paleontological materials portion of the WEAP, presentation of the following information and implementation steps shall be prepared, presented, and executed prior to and during construction to prevent exposure and raise awareness of potential impacts to unknown paleontological resources:</p> <p>The Applicant shall retain a qualified Geologist or Paleontologist to conduct the pre-construction paleontological resource and/or unique geologic feature portion of the construction worker awareness training; and</p> <p>Construction personnel shall be informed of the possibility of such resources within the project area and the protocol to be followed if a resource is encountered as detailed in MM GEO-3.</p> <ul style="list-style-type: none"> <li>• <b>MM GEO-3: Proper Handling of the Unanticipated Discovery of Paleontological Resources or Unique Geologic Features:</b> If paleontological resources (i.e., fossils) and/or unique geologic features are encountered</li> </ul>	



Environmental Impact	Mitigation Measure	Finding
	<p>during construction, compliance with federal and state regulations and guidelines regarding the treatment of such resources shall be required. If paleontological resource or unique geologic features are encountered during ground disturbing activities, work within 100 feet of the discovery shall be halted until the Applicant notifies a qualified Geologist or Paleontologist to evaluate the significance of the find. If the find is determined to be significant and the landowner consents, the Applicant will determine the appropriate avoidance measures or other appropriate mitigation in consultation with a qualified archaeologist and landowner, such as site salvage. Significant paleontological resources recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified paleontologist according to current professional standards. The Society of Vertebrate Paleontology (SVP) provides guidelines on assessment and mitigation of adverse impacts to paleontological resources.</p>	
<b>3.8 Greenhouse Gas Emissions and Climate Change</b>		
<p><b>GHG-1:</b> Generate greenhouse gas emissions, either directly, or indirectly, that may have a significant impact on the environment.</p>	<ul style="list-style-type: none"> <li>• <b>MM GHG-1: Carbon Offsets:</b> The proposed project shall enter into a carbon offset agreement with the City of Arcata, which has a verified forest carbon offsets from the Arcata Community Forest (Climate Action Reserve 935 and 575), Climate Reserve Tonnes. Carbon offsets for this program are \$14/metric tonne (City of Arcata ND). The Applicant will receive proof of purchase prior to issuance of any building or grading permits for the proposed project.</li> <li>• <b>MM GHG-2: Stoves and Woodburning Devices:</b> If wood burning heating is used for the residential development, the project shall install wood burning stoves with catalytic converters and/or EPA-certified woodburning fireplaces. Woodburning devices shall be prohibited in the multifamily residential.</li> </ul>	<p>SU</p>
<p><b>GHG-2:</b> Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.</p>	<ul style="list-style-type: none"> <li>• <b>MM GHG-1: Carbon Offsets:</b> See above</li> </ul>	<p>LTS/M</p>
<b>3.9 Hazards and Hazardous Materials</b>		
<p><b>HAZ-1:</b> Potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>



Executive Summary

Environmental Impact	Mitigation Measure	Finding
<p><b>HAZ-2:</b> Potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<ul style="list-style-type: none"> <li>• <b>MM HYD-1: Prepare a Stormwater Pollution and Prevention Plan (SWPPP):</b> See Section 3.10</li> </ul>	<p>LTS/M</p>
<p><b>HAZ-3:</b> Potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>HAZ-4:</b> Potential to 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.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>HAZ-5:</b> Potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>	<ul style="list-style-type: none"> <li>• <b>MM TRANS-1: Traffic Management Plan:</b> See Section 3.16</li> </ul>	<p>LTS/M</p>
<p><b>3.10 Hydrology and Water Quality</b></p>		
<p><b>HYD-1:</b> Violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.</p>	<ul style="list-style-type: none"> <li>• <b>MM HYD-1: Prepare a Stormwater Pollution and Prevention Plan (SWPPP):</b> Prior to the issuance of grading permits for each phase, the project Applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB) electronically and a copy to the County of Humboldt that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, monitoring, and maintenance; site restoration; contingency measures; responsible parties; and agency contacts. The SWPPP shall include but will not be limited to the following elements: <ul style="list-style-type: none"> <li>– Temporary erosion control measures shall be employed for disturbed areas.</li> <li>– Specific measures shall be identified to protect downstream drainage features during construction of the proposed project.</li> <li>– No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.</li> <li>– Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.</li> </ul> </li> </ul>	<p>LTS/M</p>



Environmental Impact	Mitigation Measure	Finding
	<ul style="list-style-type: none"> <li>- Construction shall be staged in a manner that minimizes the amount of area disturbed at any one time.</li> <li>- Stockpiles and disturbed areas shall be managed by means of earth berms, diversion ditches, straw wattles, straw bales, silt fences, gravel filters, mulching, revegetation, and temporary covers as appropriate.</li> <li>- The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.</li> <li>- BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.</li> <li>- In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.</li> <li>- During and after construction, reconstruction, and upgrading, there shall be no visible increase in turbidity in any drainage facility, construction/reconstruction site, or road surface, any of which drains directly to Class I, II, or III waters (standing water on the road that does not drain to Class I, II, or III waters is not applicable).</li> <li>- During construction, reconstruction, and upgrading, erosion control material of sufficient quantity shall be stockpiled on-site and used to prevent an increase in turbidity in any drainage facility, construction site, or road surface, any of which drains directly to Class I, II, or III waters.</li> <li>- Exposed slopes greater than 3:1 shall be stabilized with erosion control matting installed in accordance with the current California Stormwater Quality Association (CASQA) Best Management Practices Handbook. Erosion control matting shall consist of 100 percent biodegradable materials. In lieu of erosion control matting, hydraulic Bonded Fiber Matrix (BFM) consisting of wood mulch with tackifier shall be applied at a minimum rate of 3,500 pounds per acre. A sterile erosion control seed mix or suitable native seed mix shall be applied with the hydraulic BFM.</li> <li>- To monitor the effectiveness of wet-season erosion control measures, the project Applicant shall implement a stormwater discharge sampling program in accordance with the State Water Resources Control Board (SWRCB) General Permit for Stormwater Discharges Associated with</li> </ul>	



Environmental Impact	Mitigation Measure	Finding
	<p>Construction and Land Disturbance Activities, Order No. 2009-0009-DWQ (General Permit). The project Applicant shall comply with the Numeric Action Levels (NALs) for turbidity and pH specified in the General Permit and shall adjust BMPs as necessary to maintain compliance with turbidity and pH NALs. The results of laboratory sampling will be provided to the Humboldt County Planning &amp; Building Department at the time the results are uploaded to the state Stormwater Multiple Application and Report Tracking System database.</p> <ul style="list-style-type: none"> <li>- Should erosion and sedimentation devices fail, or should the NALs and/or pH NALs be exceeded, the County will have stop-work authority over project construction activities. The County will stop work on any portion of the project determined by the County to be the source of erosion or sedimentation. Work will be suspended until the erosion and sedimentation control measures can be fortified or reestablished, or until the County determines that site conditions (e.g., weather, soil moisture content) have improved.</li> <li>- The project Applicant shall inspect erosion and sedimentation control measures before any precipitation event (as defined by greater than 0.25 inch of rain forecasted for a 24-hour period) during the wet season, and shall report the inspection results to the County before conducting work during any precipitation event. Work shall be suspended if the County determines that erosion control measures are in disrepair, or would be ineffective in the prevention of erosion resulting from the forecasted precipitation event. At any time, work may be suspended at the discretion of the County if site conditions deteriorate to the point where erosion control measures would be ineffective.</li> </ul> <ul style="list-style-type: none"> <li>• <b>MM HYD-2: Prepare a Stormwater Quality and Drainage Management Plan:</b> Prior to the filing of the map for each phase, the project Applicant shall submit a stormwater quality control plan to the County of Humboldt for review and approval. The stormwater quality control plan shall include a detailed drainage plan and identify expected, site-specific pollutants and required measures to treat those pollutants before they reach the detention basins, storm drain systems, and ultimately Ryan Creek or other waterbodies. The approved measures shall be incorporated into the proposed project. The stormwater quality control plan shall also describe monitoring and performance measures and standards required in order to ensure water quality is adequately protected during operation of the project area. Examples of stormwater pollution prevention measures and practices to be incorporated into the stormwater quality control plan include but are not limited to:             <ul style="list-style-type: none"> <li>- Strategically placed bioswales and landscaped areas that promote percolation of runoff</li> </ul> </li> </ul>	



Environmental Impact	Mitigation Measure	Finding
	<ul style="list-style-type: none"> <li>- Pervious pavement</li> <li>- Roof drains that discharge to landscaped areas</li> <li>- Curb cuts in parking areas to allow runoff to enter landscaped areas</li> <li>- Rock-lined areas along landscaped areas in parking lots</li> <li>- Catch basins</li> <li>- Oil/water separators</li> <li>- Regular sweeping of parking areas and cleaning of storm drainage facilities</li> <li>- Readily posted information for maintenance personnel to implement or follow stormwater pollution prevention measures</li> <li>- Additionally, the facility shall be designed to evapotranspire, infiltrate, harvest/use, or bio-treat stormwater to meet at least one of the following hydraulic sizing design criteria:               <ul style="list-style-type: none"> <li>o <u>Volumetric Criteria:</u> <ul style="list-style-type: none"> <li>• The maximized capture stormwater volume for the tributary area, on the basis of historical rainfall records, determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (i.e., the 85<sup>th</sup> percentile 24-hour storm event runoff); or</li> <li>• The volume of annual runoff required to achieve 80 percent or more capture, determined in accordance with the methodology in Section 5 of the CASQA Stormwater Best Management Practices Handbook, New Development and Redevelopment (2003), using local rainfall data.</li> </ul> </li> <li>o <u>Flow-based Criteria:</u> <ul style="list-style-type: none"> <li>• The flow of runoff produced from a rain event equal to at least 0.2 inches per hour intensity; or</li> <li>• The flow of runoff produced from a rain event equal to at least 2 times the 85<sup>th</sup> percentile hourly rainfall intensity as determined from local rainfall records.</li> </ul> </li> </ul> </li> </ul>	
<p><b>HYD-2:</b> Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>



Executive Summary

Environmental Impact	Mitigation Measure	Finding
<p><b>HYD-3:</b> Potential to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would:</p> <ul style="list-style-type: none"> <li>Result in substantial erosion or siltation on- or off-site;</li> <li>Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</li> <li>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</li> <li>Impede or redirect flood flows.</li> </ul>	<ul style="list-style-type: none"> <li><b>MM HYD-3: Prepare a Low Impact Development Plan:</b> Prior to the filing of the map for each phase, the project Applicant shall submit a Low Impact Development (LID) Plan for each single-family lot, commercial lots, and multi-family lots as applicable for approval of the Humboldt County Public Works Director. The Plan shall be part of the Improvement Plans and include a combination of LID features including infiltration galleries, bioswales, rain gardens, rain barrels, trees, etc. The plans may be modified based on the location, design, size and land use type; however, minimum requirements shall be adhered to as required by the Public Works Director.</li> </ul>	<p>LTS/M</p>
<p><b>HYD-4:</b> Potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p>	<ul style="list-style-type: none"> <li><b>MM HYD-1: Prepare a Stormwater Pollution and Prevention Plan (SWPPP):</b> See above</li> <li><b>MM HYD-2: Prepare a Stormwater Quality and Drainage Management Plan:</b> See above</li> </ul>	<p>LTS/M</p>
<p><b>3.11 Land Use and Planning</b></p>		
<p><b>LU-1:</b> Potential to physically divide an established community.</p>	<ul style="list-style-type: none"> <li><b>None Required</b></li> </ul>	<p>NI</p>
<p><b>LU-2:</b> Potential to cause a significant environmental impact due to a conflict with any land use, plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p>	<ul style="list-style-type: none"> <li><b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>3.12 Noise and Vibrations</b></p>		
<p><b>NOI-1:</b> Potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards or other agencies.</p>	<ul style="list-style-type: none"> <li><b>MM NOI-1: Project Fixed-Source Noise:</b> The noise from all mechanical equipment associated with the projects shall comply with the maximum noise limits listed in Standard N-S7 in the Humboldt County General Plan.</li> <li><b>MM NOI-2: Construction Traffic:</b> Follow the Federal Transit Administration (FTA) construction mitigation measures listed in Section 12.1.3 “Mitigation of Construction Noise” in the Transit Noise and Vibration Impact Assessment document (FTA-VA-90-1003-06 May 2006). This document recommends re-</li> </ul>	<p>LTS/M</p>



Environmental Impact	Mitigation Measure	Finding
	<p>routing truck traffic away from residential streets, if possible. Select streets with fewest homes, if no alternatives are available.</p> <ul style="list-style-type: none"> <li>• <b>MM NOI-3: Construction Activity:</b> Follow the Federal Transit Administration (FTA) construction mitigation measures listed in Section 7.1 “Construction Noise Assessment” in the Transit Noise and Vibration Impact Assessment Manual document (FTA Report No. 0123 September 2018).</li> </ul> <p>Design Considerations and Project Layout:</p> <ul style="list-style-type: none"> <li>– Construct noise barriers, such as temporary walls or piles of excavated material, between noisy activities and noise-sensitive receivers.</li> <li>– Re-route truck traffic away from residential streets, if possible. Select streets with fewest homes, if no alternatives are available.</li> <li>– Site equipment and construction materials on the construction lot as far away from noise-sensitive sites as possible.</li> <li>– Construct walled enclosures around especially noisy activities, or clusters of noisy equipment. For example, shields can be used around pavement breakers, loaded vinyl curtains can be draped under elevated structures.</li> </ul> <p>Sequence of Operations:</p> <ul style="list-style-type: none"> <li>– Combine noisy operations to occur in the same time period. The total noise level produced will not be significantly greater than the level produced if the operations were performed separately.</li> <li>– Avoid nighttime activities. Sensitivity to noise increases during the nighttime hours in residential neighborhoods.</li> </ul> <p>Alternative Construction Methods:</p> <ul style="list-style-type: none"> <li>– Use specially quieted equipment, such as quieted and enclosed air compressors, mufflers, on all engines.</li> </ul> <p>Construction Mitigation Noise Plan</p> <ul style="list-style-type: none"> <li>– Describe and commit to a mitigation plan that will be developed later when the information is available to make final decisions (not often available during the project development phase) on all specific mitigation measures. This may be the case for large, complex projects. The objective of the plan shall be to minimize construction noise using all reasonable (e.g., cost vs. benefit) and feasible (e.g., possible to construct) means available. Components of a mitigation plan may</li> </ul>	



Environmental Impact	Mitigation Measure	Finding
	<p>include some or all of the following provisions, including equipment noise emission limits, lot-line construction noise limits, operational or equipment restrictions, and a public information and complaint response procedure, including a construction site notice that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner’s agent, hours of construction allowed by code or any discretionary approval for the Site, and County telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the County.</p> <ul style="list-style-type: none"> <li>- Construction activities shall be restricted to hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 4:00 p.m. on Saturday. All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan.</li> </ul>	
<p><b>NOI-2:</b> Potential to generate excessive groundborne vibration or groundborne noise levels.</p>	<ul style="list-style-type: none"> <li>• <b>MM NOI-4: Construction Vibration:</b> Follow the Federal Transit Administration (FTA) construction mitigation measures listed in Section 7.2, Construction Vibration Assessment, in the Transit Noise and Vibration Impact Assessment Manual document (FTA Report No. 0123 September 2018) for Phase 1 and the Sewer Work Phase of the project only.</li> </ul> <p>Design Considerations and Project Layout</p> <ul style="list-style-type: none"> <li>- Route heavily loaded trucks away from residential streets. Select streets with the fewest homes if no alternatives are available.</li> <li>- Operate earth-moving equipment on the construction lot as far away from vibration-sensitive sites as possible.</li> </ul> <p><u>Sequence of Operations</u></p> <ul style="list-style-type: none"> <li>- Phase demolition, earth-moving, and ground-impacting operations so as not to occur in the same time period. Unlike noise, the total vibration level produced could be substantially less when each vibration source operates separately.</li> <li>- Avoid nighttime activities. Sensitivity to vibration increases during the nighttime hours in residential neighborhoods.</li> </ul> <p>Alternate Construction Methods</p> <ul style="list-style-type: none"> <li>- Avoid vibratory rollers and packers near sensitive areas.</li> </ul>	<p>LTS/M</p>



Environmental Impact	Mitigation Measure	Finding
	<p><u>Vibration Mitigation Plan</u></p> <ul style="list-style-type: none"> <li>- Describe and commit to a mitigation plan that shall be developed and implemented during the engineering and construction phase when the information available during the project development phase will not be sufficient to define specific construction vibration mitigation measures. The objective of the plan shall be to minimize construction vibration damage using all reasonable and feasible means available. The plan shall include the following components:                             <ul style="list-style-type: none"> <li>o A procedure for establishing threshold and limiting vibration values for potentially affected structures, based on an assessment of each structure's ability to withstand the loads and displacements due to construction vibrations.</li> <li>o A commitment to develop a vibration monitoring plan during the engineering phase and to implement a compliance monitoring program during construction.</li> </ul> </li> </ul>	
<b>3.13 Population and Housing</b>		
<p><b>POP-1:</b> Potential to induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	LTS
<b>3.14 Public Services</b>		
<p><b>PS-1:</b> Potential to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> <li>• Fire protection;</li> <li>• Police protection;</li> <li>• Schools;</li> <li>• Parks; or</li> <li>• Other public facilities</li> </ul>	<ul style="list-style-type: none"> <li>• <b>MM PS-1: Development Impact Fee-Schools:</b> Prior to issuance of building permits, the project Applicant shall provide the Eureka City Unified School District with all applicable school development fees in accordance with the latest adopted fee schedule. The Applicant shall submit a receipt to the County of Humboldt prior to issuance of building permits verifying that all fees have been paid.</li> <li>• <b>MM TRANS-1: Traffic Management Plan:</b> See Section 3.16</li> </ul>	LTS/M



Environmental Impact	Mitigation Measure	Finding
<b>3.15 Recreation</b>		
<p><b>REC-1:</b> Potential to necessitate the construction of new park or recreational facilities, or cause substantial physical deterioration of existing park and recreational facilities.</p>	<ul style="list-style-type: none"> <li>• <b>MM REC-1: Final Trail Map:</b> Prior to approval of the final improvement plans for each phase, the Applicant shall prepare a final map showing the precise location and alignment of the trails on the project site and their connection points to the adjacent forest land. The final map for each phase shall be submitted for review and approval by the County of Humboldt Public Works Director. These trails will be recorded in permanent open space easements or in a manner that no future development on the trails shall occur and trail connections shall be maintained for the life of the project.</li> </ul>	LTS/M
<b>3.16 Transportation and Traffic</b>		
<p><b>TRANS-1:</b> Potential to conflict with a program plan, ordinance, or policy, addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities.</p>	<ul style="list-style-type: none"> <li>• <b>MM TRANS-1: Traffic Management Plan:</b> Prior to the commencement of construction activities for each phase, the project Applicant shall prepare and submit a Construction Traffic Control Plan for review and approval by the Director of Public Works. The Traffic Management Plan shall identify routing for all delivery and haul trucks and, if necessary, limit deliveries to non-peak times. The Traffic Management Plan shall also identify suitable locations for construction worker parking and identify a safe access route to Redwood Fields Park and adjacent schools. The Traffic Management Plan shall ensure that access to adjacent land uses on Redwood Street and Walnut Drive is provided at all times. The Traffic Management Plan shall be maintained and updated for all phases of construction.</li> <li>• <b>MM TRANS-2: Intersection Improvements:</b> Prior to issuance of building permits, the Applicant shall make all the intersection improvements identified below to mitigate direct project impacts, subject to approval of the Public Works Director. Alternatively, the Applicant shall submit updated traffic studies prior to issuance of building permits for each phase that would determine the specific intersection improvements needed to maintain acceptable Level of Service (LOS) at the following intersections with the development of each individual phase and accordingly implement the phase specific improvement, subject to approval of the Public Works Director. If improvements are phased, all intersection improvements identified below shall be completed prior to the issuance of the building permit for 320 residential units. <ul style="list-style-type: none"> <li>– Install traffic signal at the intersection of Dolbeer Street and Harris Street</li> <li>– Install traffic signal at the intersection of W Street and Harris Street</li> <li>– Install all way stop control at the intersection of S Street &amp; Hodgson Street</li> </ul> </li> </ul>	LTS/M



Environmental Impact	Mitigation Measure	Finding
	<ul style="list-style-type: none"> <li>- Install traffic signal at the intersection of Walnut Drive and Hemlock Street</li> <li>- Install traffic signal at the intersection of Walnut Drive and Redwood Street</li> <li>- Install traffic signal at the intersection of Walnut Drive &amp; Arbutus Street</li> <li>- Install traffic signal at the intersection of Walnut Drive &amp; Cypress Street</li> </ul> <p>The Applicant may request that the County enter into a reimbursement agreement for costs associated with improvements that are beyond the scope of the development project. The reimbursement agreement shall be at the sole discretion of the County and final cost estimates and reimbursement amounts shall be subject to prior approval of the Public Works Director.</p> <ul style="list-style-type: none"> <li>• <b>MM TRANS-3: Fair Share Contribution:</b> Prior to issuance of building permit for the final phase, the Applicant shall pay its fair share for installation of traffic signals at the following intersections subject to approval of the Public Works Director: <ul style="list-style-type: none"> <li>- Intersection of S Street &amp; Hodgson Street</li> <li>- Intersection of W Street &amp; Hodgson Street/Chester Street</li> </ul> </li> <li>• <b>MM TRANS-4: Accessibility:</b> All newly constructed streets shall provide adequate sidewalks and Americans with Disabilities Act-compliant curb ramps, with marked crosswalks as needed.</li> </ul>	
<p><b>TRANS-2:</b> Potential to conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>TRANS-3:</b> Potential to substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersection(s) or incompatible uses (e.g. farm equipment)).</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>TRANS-4:</b> Potential to result in inadequate emergency access.</p>	<ul style="list-style-type: none"> <li>• <b>MM TRANS-1: Traffic Management Plan:</b> See above</li> </ul>	<p>LTS/M</p>



Executive Summary

Environmental Impact	Mitigation Measure	Finding
<b>3.17 Tribal Cultural Resources</b>		
<p><b>TRIB-1:</b> Potential to cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is 1) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or 2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.</p>	<ul style="list-style-type: none"> <li>• <b>MM CUL-1: Cultural Materials Discovered During Construction:</b> See Section 3.5</li> <li>• <b>MM CUL-2: Pre-Construction Worker Environmental Awareness Program (Cultural Resources):</b> See Section 3.5</li> <li>• <b>MM CUL-3: Procedures for human Burials Encountered During Construction:</b> See Section 3.5</li> </ul>	LTS/M
<b>3.18 Utilities and Service Systems</b>		
<p><b>UTIL-1:</b> Potential to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.</p>	<ul style="list-style-type: none"> <li>• <b>MM UTIL-1: Water Supply Pressure and Storage Study:</b> Prior to filing a map for the first phase of the subdivision, the Applicant shall prepare and submit an approved Water Supply, Pressure, and Storage Study to the Humboldt County Public Works to demonstrate that adequate water supplies are available for the proposed development including water for fire suppression. In addition, the study shall include information on adequate pressure flows to serve the project site including adequate firefighting flow.</li> <li>• <b>MM TRANS-1: Traffic Management Plan:</b> See Section 3.16</li> </ul>	LTS/M
<p><b>UTIL-2:</b> Potential to have sufficient water supply to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.</p>	<ul style="list-style-type: none"> <li>• <b>MM UTIL-1: Water Supply Pressure and Storage Study:</b> See above</li> </ul>	LTS/M
<p><b>UTIL-3:</b> Potential to result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	LTS



Environmental Impact	Mitigation Measure	Finding
<p><b>UTIL-4:</b> Potential to generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.</p>	<ul style="list-style-type: none"> <li>• <b>MM UTIL-2: Recycling Bins:</b> Prior to issuance of final certificate of occupancy for each multi-family residential building and commercial development, the project Applicant shall install on-site recycling collection facilities. Such facilities shall be provided in centralized locations within enclosed facilities. Signage shall clearly identify accepted materials, and recycling collection vessels (i.e., dumpsters, receptacles, bins, totes, etc.) shall be distinctly different in appearance from solid waste collection vessels.</li> </ul>	<p>LTS/M</p>
<p><b>UTIL-5:</b> Potential to comply with federal, state, and local management and reduction statutes and regulations related to solid waste.</p>	<ul style="list-style-type: none"> <li>• <b>None Required</b></li> </ul>	<p>LTS</p>
<p><b>3.19 Wildfires</b></p>		
<p><b>WF-1:</b> Potential to due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p>	<ul style="list-style-type: none"> <li>• <b>MM WF-1: Prepare and Implement a Fire Safety Management Plan:</b> Consistent with the Humboldt County General Plan Standard FR-S2, Forest Land-Residential Interface (FRI) and pursuant to Section 4142 of the Public Resources Code (PRC), the Applicant shall consult with California Department of Forestry and Fire Protection (CAL FIRE) prior to permit approval for the proposed project. The Applicant shall prepare a Fire Safety Management Plan that is subject to review and approval by the Humboldt County Planning &amp; Building Department in consultation with CAL FIRE and shall be implemented throughout the lifetime of project operations. The scope of the plan shall apply to all property, buildings, structures, operations, and facilities associated with the project. The plan shall include, but is not limited, to the following: <ul style="list-style-type: none"> <li>– Specific evacuation routes through the proposed project area and through the larger community;</li> <li>– Specifications for fire resistant building materials and fire-resistant plants that are strategically planted to resist the spread of fire around residences and other structures;</li> <li>– Installation of address numbers that are displayed in contrasting colors (4 inches minimum in size) and readable from the street or access road, pursuant to California Fire Code Section 505.1;</li> <li>– Any identified helicopter landing zones if feasible; and</li> <li>– Suitable areas for the installation and maintenance of wildland fire control features such as fire hydrants. If streets end into a cul-de-sac, fire hydrants shall be installed at the beginning of the street.</li> <li>– Clearly identifiable street names.</li> <li>– Homeowner awareness program as to importance of annual maintenance of defensible space fuel modification measures.</li> </ul> </li> </ul>	<p>SU</p>



Environmental Impact	Mitigation Measure	Finding
	<p>Preparation of the Fire Safety Management Plan will ensure that structures built within the State Responsibility Area (SRA) will meet code requirements and adequate fire safety measures and project features are incorporated into project design. The building permit required for the proposed project shall not be issued until CAL FIRE and Humboldt Bay Fire Department approve the Fire Safety Management Plan.</p> <ul style="list-style-type: none"> <li>• <b>MM WF-2: Wildfire 100-foot Defensible Space:</b> Prior to filing a map, the Applicant shall do either of the following: <ul style="list-style-type: none"> <li>– Option 1- Revise the site plan prior to final tentative map submittal to demonstrate that a 100-foot buffer is provided on-site. The Applicant shall submit the revised site plan to the Humboldt Bay Fire Protection District (FPD) for approval and provide proof of approval to the County Planning Director.</li> <li>– Option 2 - The Applicant shall enter into a Memorandum of Agreement (MOA) with the County for provision of 70 feet of defensible space off-site (or as determined by the County but minimum of 100-foot total) on the County owned McKay Community Forest. The Applicant shall be subject to any entitlements or environmental review required for the off-site improvements prior to construction permit for the proposed project. The MOA shall clearly identify roles and responsibilities regarding maintenance of the defensible space.</li> </ul> </li> <li>• <b>MM GEO-1: Conduct Site-Specific Geotechnical Investigation for Development:</b> See Section 3.7</li> </ul>	
<p><b>WF-2:</b> Potential to require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p>	<ul style="list-style-type: none"> <li>• <b>MM WF-1: Prepare and Implement a Fire Safety Management Plan:</b> See above</li> <li>• <b>MM WF-2: Wildfire 100-foot Defensible Space:</b> See above</li> <li>• <b>MM UTIL-1: Water Supply Pressure and Storage Study:</b> See Section 3.18</li> </ul>	<p>SU</p>
<p><b>WF-3:</b> Potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p>	<ul style="list-style-type: none"> <li>• <b>MM WF-1: Prepare and Implement a Fire Safety Management Plan:</b> See above</li> <li>• <b>MM WF-2: Wildfire 100-foot Defensible Space:</b> See above</li> <li>• <b>MM GEO-1: Conduct Site-Specific Geotechnical Investigation for Development:</b> See Section 3.7</li> </ul>	<p>SU</p>
<p><b>WF-4:</b> Potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.</p>	<ul style="list-style-type: none"> <li>• <b>MM WF-1: Prepare and Implement a Fire Safety Management Plan:</b> See above</li> <li>• <b>MM WF-2: Wildfire 100-foot Defensible Space:</b> See above</li> </ul>	<p>SU</p>

Notes: NI = No Impact, LTS = Less than Significant, LTS/M = Less than Significant with Mitigation, SU = Significant and Unavoidable, MM = Mitigation Measure

