LUCAS & MYRTLE MINI STORAGE CENTER INITIAL STUDY AND DRAFT MITIGATED NEGATIVE DECLARATION

PREPARED FOR:

County of Humboldt
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Contents

Acronyms and Abbreviations

AB	Assembly Bill
APN	Assessor's Parcel Number
BAAQMD	Bay Area Air Quality Management District
BMPs	best management practices
BSA	biological study area
CAAQS	California ambient air quality standards
CAL FIRE	California Department of Forestry and Fire Protection
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH_4	methane
CHP	California Highway Patrol
CNDDB	California Natural Diversity Database
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CRPR	California Rare Plant Rank
CUP	conditional use permit
dB	decibel
dBA	A-weighted decibel
DOF	California Department of Finance
DPM	diesel particulate matter
EIR	environmental impact report
EO	Executive Order
EPD	Eureka Police Department
FESA	federal Endangered Species Act
g	gravity
GHG	greenhouse gas
GIS	geographic information system
HBF	Humboldt Bay Fire
HCC	Humboldt County Code
HCSD	Humboldt Community Services District
L_{max}	maximum sound level
LED	light-emitting diode
mgd	million gallons per day
MND	mitigated negative declaration
MS4	municipal separate storm sewer system
MT	metric ton
N_2O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NCAB	North Coast Air Basin
NCUAQMD	North Coast Unified Air Quality Management District

NO_X	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NSR	New Source Review
NWI	National Wetland Inventory
PGA	peak ground acceleration
PG&E	Pacific Gas and Electric Company
PM10	particulate matter 10 micrometers or less in diameter
PRC	Public Resources Code
project	Lucas & Myrtle Mini-Storage Center
ROG	reactive organic gases
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
sf	square foot
SF_6	sulfur hexafluoride
SMA	streamside management area
SO_X	sulfur oxides
SR	State Route
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
US	U.S. Highway
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
VMT	vehicle miles traveled

1.0 Introduction/Project Description

Project Description

The proposed Lucas & Myrtle Mini-Storage Center (project) includes a lot line adjustment, minor general plan amendment and zone reclassification, and a conditional use permit (CUP) for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtletown area of Eureka (**Figure 1**). The site consists of two parcels —a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of about 2 acres to be commercially developed (**Figure 2**).

Associated with the lot line adjustment is the proposed adjustment of the site's general plan designation boundary between the Commercial General (CG) and Residential Medium Density (RM) designations and the corresponding zoning boundary between the Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO, Q). The boundary would be shifted to the south resulting in approximately 9,000 square feet of additional commercially designated and zoned area thus facilitating the proposed mini-storage facility. The existing home and garage in the northeast corner would become its own separate parcel through the lot line adjustment. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor (**Figure 2**). The remaining commercial area would be developed and used as a mini-storage center.

The final design, dimensions, and configuration of the storage units have not been determined; however, based on preliminary plans, the overall footprint of the storage units and the office would not exceed 37,000 sf. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The new buildings would be two-story. A decision has not been made as to whether the buildings would be constructed onsite or purchased prefabricated and assembled onsite. The exterior façade would be painted metal, wood, masonry, or similar. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

The conceptual project plan identifies the following uses and square footages:

- Total Storage Area = 70,640 sf (comprised of 36,236 sf on the first floor and 34,736 sf on the second floor)
- Total Office Area = 1,800 sf
- Residence = 1,800 sf (on the second floor above the office)
- Landscaped Area = 7,492 sf
- Pervious Area = 10,191 sf (comprised of 7,492 sf landscaped area, 2,303 sf gravel, and 396 sf easement)
- Impervious Paved Area = 76,078 sf
- Total Open Space = 50,033 sf

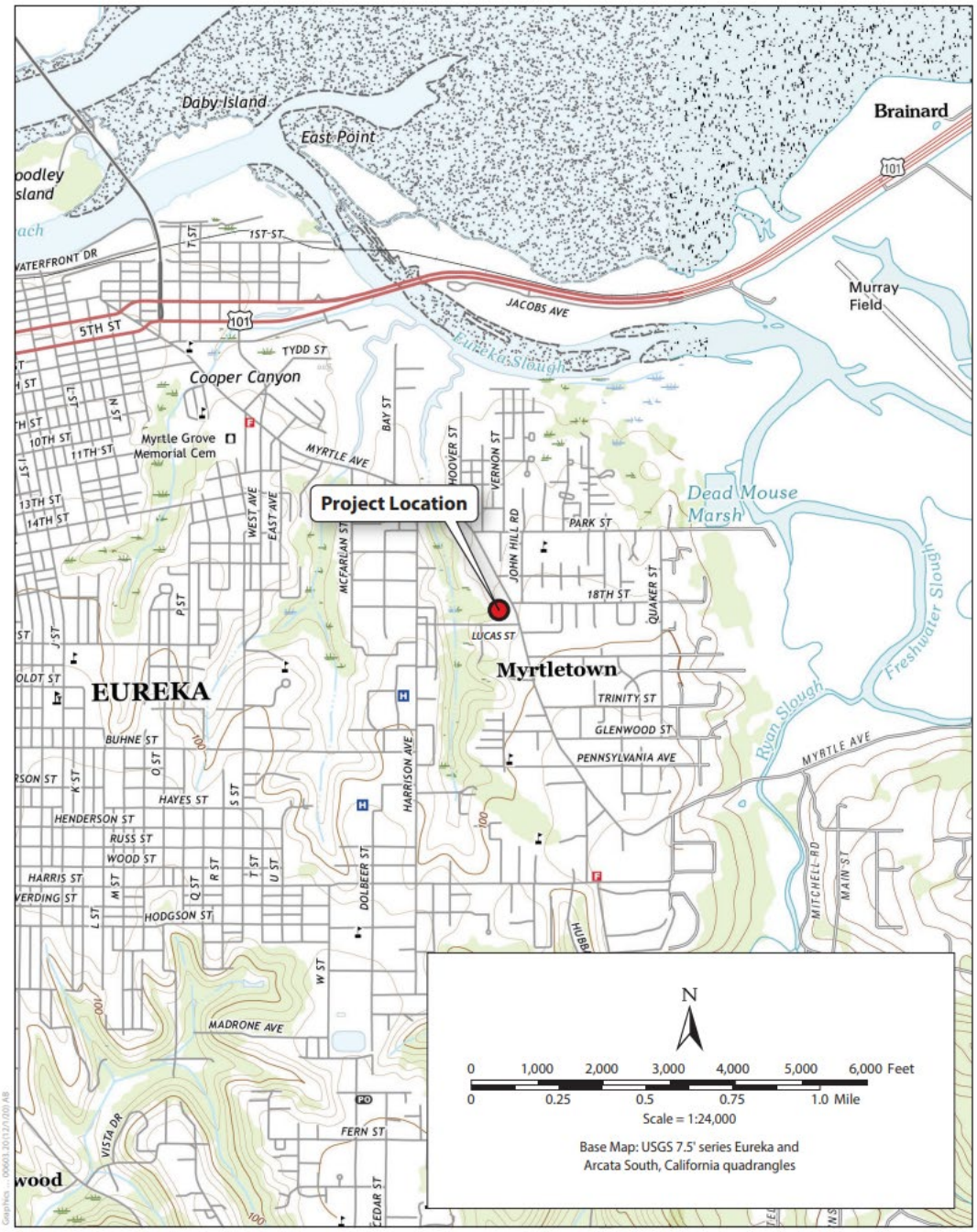

Figure 1
Regional Location

Project Location

The project site is located in Humboldt County, in the Myrtletown area of Eureka, on the northwest corner of the intersection of Lucas Street with Myrtle Avenue (Figure 1). The historic Assessor's Parcel Numbers (APNs) are 015-111-006, 015-111-012, and 015-111-013. The project site is

located at latitude 40.791899 and longitude -124.134882. Together, the subject parcels are approximately 2.2 acres in size (per Humboldt County Web geographic information system [GIS]), 2.1 acres of which are proposed as developable. The site's remaining undevelopable area of approximately 5,500 sf contains an existing residence in the northeast corner that would not be removed and would become a separate parcel.

Hours/Days of Operation and Number of Employees

Office hours would be typical of other mini-storage facilities in the local area. It is anticipated that office hours would be Mondays through Saturdays, 9:00 a.m. to 6:00 p.m. The estimated number of employees is two, a resident caretaker and office manager, with one or two more temporary, part-time employees as needed for maintenance or special projects.

Access/Parking

Access to the project site would be from Lucas Street between Myrtle Avenue and Harrison Avenue. Approximately nine parking spaces would be provided near the office and entrance from Lucas Street.

Utilities

The project site is within the Humboldt Community Services District (HCSD), which provides water, wastewater collection and street lighting services. Pacific Gas and Electric Company (PG&E) would provide electricity and natural gas.

Existing Land Use and Setting

The majority of the property is zoned for neighborhood commercial use. Approximately 0.45 acres of the property is currently zoned Apartment Professional. Vehicular access to the developed home-site lot is via Myrtle Avenue. All community services and public utilities are immediately adjacent to the project site. The setting is transitioning from being underutilized to a fully developed commercial neighborhood fronting onto Myrtle Avenue. Immediately north of the property are a series of five single-family homes between the project site and the Myrtletown retail center. The center is developed with several retail, professional, and food-service businesses. A gas station and an operating mini-storage complex also exist in that neighborhood.

East of the property across Myrtle Avenue the lots are fully developed with residential uses. The site is bordered by Lucas Street on the south. The lands south of Lucas Street on both sides of Myrtle Avenue are developed with mixed residential and commercial uses. The western neighboring property is a large vacant, forested parcel included in the Myrtletown Gulch area that extends from Lucas Street north to Harrison Street, north of the Myrtletown area. The neighboring property is owned by the County and severely restricted for development due to its steep topography.

Portions of the lands to be developed include the Greenway and Open Space Combining Zone, due to their proximity to the neighboring Myrtletown gulch west of the property. The nearest mapped watercourse is more than 500 feet west of the project and associated delineated wetlands are located within the gulch, as close as 50-feet (horizontal distance) from the western parcel boundary. The project site is generally level, with less than a 6 percent slope from the southwest corner to the northeast corner, as properties in this area have been subject to historic fill activities. Redevelopment of the site as proposed would require removal of up to 25 mature redwood trees as well as minor grading and fill, including engineered fill of a small area (less than 2,000 sf) beyond the break in slope.

Demolition

The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building.

Construction Equipment and Schedule

The project would require removal of up to 25 mature redwood trees. It would also require grading with cuts and fills to level the site appropriately for the proposed use, and an engineered drainage system to capture, treat, and infiltrate stormwater onsite, both during and after construction. The tree removal, grading, and drainage system would be subject to and conform with applicable ministerial requirements and standards. Preliminary grading plans show that there would be approximately 910 cubic yards of cut and 14,710 cubic yards of fill, for a net fill of 13,800 cubic yards. Grading activities are expected to begin in fall 2022, with the exact start date dependent on permits, dry weather, and suitable soil conditions. The duration of the earthwork portion of construction is expected to last approximately 5 weeks. Construction of the buildings would begin shortly thereafter, lasting approximately 8 months and involving a hand crew and crane to assemble the buildings. The storage buildings would be approximately 22 feet tall with metal roofing and siding and the office/caretaker building would be approximately the same height and have metal roofing and horizontal siding. All construction staging areas would be located within the project site.

2.0 Environmental Checklist

1. **Project Title:** Lucas & Myrtle Mini-Storage Center
2. **Lead Agency Name and Address:** Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484
3. **Contact Person and Phone Number:** Cliff Johnson, 707-445-7541
4. **Project Location:** The project site is in Humboldt County, in the Myrtletown area of Eureka, at 1840 Myrtle Avenue on the northwest corner of the intersection of Lucas Street with Myrtle Avenue.
5. **Project Sponsor's Name and Address:** J & J Family, LLC, James Paye, 3340 18th Street, Eureka, CA 95501
6. **General Plan Designation:** Commercial General (CG), Residential Medium Density (RM)— *Humboldt County General Plan for the Areas Outside the Coastal Zone*
7. **Zoning:** Neighborhood Commercial (C-1/GO), Apartment Professional (R-4/GO, Q)
8. **Description of Project:**

   The project would include a lot line adjustment, minor general plan amendment and zone boundary adjustment, conditional use permit, and the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtletown area of Eureka.
9. **Surrounding Land Uses and Setting:**

   The project site is surrounded by a mix of residential and commercial uses to the north, east and south, and a large vacant forested gulch area to the west.
10. **Other Public Agencies Whose Approval is Required:**

    None
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?**

    Note: Conducting consultation early in the California Environmental Quality Act (CEQA) process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts on tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code [PRC] Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's (NAHC) Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

    AB 52 consultation (21080.3.1) was offered in November of 2020 to all tribes whose ancestral territory the project site is located in. No tribes have indicated that there are tribal cultural resources on the project site, and to date none have requested consultation per PRC Section 21080.3.1.

Environmental Factors Potentially Affected

The environmental factors checked below would potentially be affected by this project (i.e., the project would involve at least one impact that is a "Potentially Significant Impact"), as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils/ Paleontological Resources	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Signature — Date: 7.13.2022

CLIFF JOHNSON — COUNTY OF HUMBOLDT

Printed Name — For

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an environmental impact report (EIR) is required.
4. "Negative Declaration: Less than Significant with Mitigation Incorporated" applies when the incorporation of mitigation measures would reduce an effect from a "Potentially Significant Impact" to a "Less-than-Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from *Earlier Analyses*, as described in #5 below, may be cross-referenced.)
5. Earlier analyses may be used if, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where earlier analyses are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question.

b. The mitigation measure identified, if any, to reduce the impact to a less-than-significant level.

I. Aesthetics

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:					
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	☐	☐	☐	☒
c.	In non-urbanized areas, 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). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☒	☐

Affected Environment

The project site is primarily undeveloped with just one unoccupied residence, storage sheds, and approximately 25 redwood trees scattered around the site. The site is bordered by Lucas Street on the south and Myrtle Avenue on the east. East of the property across Myrtle Avenue the lots are fully developed with residential uses. The lands south of Lucas Street on both sides of Myrtle Avenue are developed with mixed residential and commercial uses. The western neighboring property is a large vacant, forested parcel included in the Myrtletown Gulch area that extends from Lucas Street north to Harrison Street, north of the Myrtletown area.

Discussion

a. Have a substantial adverse effect on a scenic vista?

A review of the Humboldt County General Plan did not identify any designated scenic vista points in the project area. As a result, construction of the project would not result in significant impacts on a scenic vista. **No impact** would occur.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?

According to the California State Scenic Highway System Map, there are no designated state scenic highways in Humboldt County (California Department of Transportation 2019). U.S. Highway (US) 101 and State Route (SR) 36 are listed as "Eligible State Scenic Highways," but the project site is not

visible from either of these highways. The project site does not contain any landmark trees, rock outcroppings, or buildings of historical significance. Therefore, the project would not substantially damage scenic resources within a state scenic highway. **No impact** would occur.

c. In non-urbanized areas, 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). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The project site is in an urbanized area of Humboldt County within the Myrtletown area of Eureka (**Figure 3**). The proposed mini-storage center is an allowed use in the Neighborhood Commercial zone (C-1/GO). The visual character of the existing site is defined by the existing structures onsite and the redwood trees. The visual character of the immediately surrounding area is largely defined by residential homes and commercial uses such as restaurants, gas station, and retail stores and services. The neighboring westerly property is a large vacant, forested and steeply sloping parcel included as part of the Myrtletown Gulch area. The existing "natural" state of the Gulch area is of aesthetic value to the community.

Figure 3. Looking North at the Southern End of the Project Site on Lucas Drive (April 2012 image capture in Google Earth)

As noted in the *Project Description* (in Chapter 1, *Introduction/Project Description*), the project involves redeveloping an urban infill site into a two-story mini-self-storage center with office/caretaker building and parking. A decision has not been made as to whether the buildings would be constructed onsite or purchased prefabricated. Their appearance would be typical of other existing mini-storage companies in the Humboldt Bay area (e.g., steel with a stone, white and autumn red color palette; **Figure 4**). The overall landscape plan for the site would consist of a

variety of native and nonnative trees, shrubs, and groundcover that would be planted along Lucas Street and Myrtle Street, and the site's western border, which would help provide visual integration with the surrounding streetscape/landscape. Per the landscape plan, the dominant plantings include variegated sedge, Santa Barbara daisy, heather, California lilac, New Zealand tea, and white calla lily.

Although the project would change the existing visual character of the site through the creation of a mini-storage center, the change would be consistent with uses allowed in the C-1/GO zoning district and adjacent commercial uses along Myrtle Avenue. Accordingly, the project would not conflict with applicable zoning governing scenic quality and the impact is **less than significant**.

d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

The project involves nighttime lighting to provide security and safety for project users. Apart from the western boundary, the project site is in an urbanized area with many existing lighting sources. Lighting is conditioned to comply with county standards for streetlights in the municipal code (e.g., approximate maximum heights, shielded and directed away from residential property boundaries). Conformance with the municipal code, permit plan checks, and reviews by County staff would ensure that substantial lighting and glare impacts from site development would not be created. Therefore, significant impacts would not occur with project implementation and the impact is **less than significant**.

Figure 4. 3-D Schematic Design of the Proposed Mini-Storage Site

II. Agricultural and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts on forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	☐	☐	☐	☒
c. 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))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment that, 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?	☐	☐	☐	☒

Affected Environment

The project site is zoned Neighborhood Commercial (C-1/GO) and Apartment Professional (R-4/GO, Q), and has a General Plan land use designation of Commercial General (CG) and Residential Medium

Density (RM) under the *Humboldt County General Plan for the Areas Outside the Coastal Zone* (Humboldt County 2020). The project site is surrounded by a mix of residential and commercial uses to the north, east, and south, and a large vacant forested gulch area to the west.

The nearest parcels under agricultural production are approximately 1 mile to the east. The Farmland Mapping and Monitoring Program of the California Department of Conservation has not yet mapped farmland in Humboldt County. According to Humboldt County Web GIS mapping (Humboldt County 2020), the project site does not contain any agricultural soils or prime agricultural soils. The county's Web GIS mapping does not identify any project site parcels as being under Williamson Act contract. The closest parcels under Williamson Act contract are approximately 1.1 miles to the east, west of Freshwater Slough. There are no forest lands in the project vicinity. The closest forest land is approximately 1.5 miles to the south.

Discussion

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

As noted above, the Farmland Mapping and Monitoring Program of the California Department of Conservation has not yet mapped farmland in Humboldt County (California Department of Conservation 2019). According to Humboldt County Web GIS mapping (Humboldt County 2020), the project site does not contain any agricultural soils or prime agricultural soils. The project site is surrounded by residential and commercial uses and is not zoned or designated for agricultural use. Therefore, the project would not convert prime or unique farmland or farmland of statewide importance to non-agricultural use. **No impact** would occur.

b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?

The project site is zoned C-1/GO and R-4/GO, Q and designated under the General Plan as CG and RM. There is no Williamson Act contract applicable to the project site. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract and **no impact** would occur.

c. 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))?

This project would not conflict with existing forest land or timberland zoning because the project site is zoned for residential/commercial uses. **No impact** would occur.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

The project would not remove any forest land or convert any forest land to non-forest use. **No impact** would occur.

e. Involve other changes in the existing environment that, 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?

There would be no impacts because there are no farmland or forest lands at the project site or in the project vicinity. The mini-storage center would not negatively affect agricultural, forest, or grazing lands because there are no such lands in the project vicinity. Therefore, the project would not have any permanent impacts on agriculture or forest lands and would not conflict with a Williamson Act contract. **No impact** would occur.

III. Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Affected Environment

The project site is in Humboldt County, which lies within the North Coast Air Basin (NCAB). The NCAB extends for 250 miles from Sonoma County north to the Oregon border. The NCAB includes Del Norte, Humboldt, Trinity, and Mendocino Counties, as well as the northern and western portions of Sonoma County. Air quality in Del Norte, Humboldt, and Trinity Counties is regulated by the North Coast Unified Air Quality Management District (NCUAQMD). The NCUAQMD's primary responsibility is to achieve and maintain national and California ambient air quality standards (NAAQS and CAAQS, respectively), subject to the powers and duties of the California Air Resources Board (CARB). The climate of NCAB is influenced by two major topographic units: the Klamath Mountains and the Coast Range provinces. The climate is moderate, with the predominant weather factor being moist air masses from the ocean. Annual average precipitation is approximately 50 inches per year. The predominant wind direction is typically from the northwest during summer months and from the southwest during storm events occurring during winter months.

Project activities are subject to the authority of the NCUAQMD and CARB. The NCUAQMD is listed as "attainment" or "unclassified" for all the NAAQS and CAAQS except for the state 24-hour particulate (PM10) standard in Humboldt County (U.S. Environmental Protection Agency 2022; California Air Resources Board 2022). PM10 refers to suspended airborne particles that are 10 micrometers or less in diameter.

In determining whether a project has significant air quality impacts on the environment, agencies often apply their local air district's thresholds of significance to projects in the review process. The NCUAQMD has not formally adopted specific significance thresholds; rather, it utilizes the Best

Available Control Technology emissions rates for stationary sources as defined and listed in Rule 110, *New Source Review (NSR) and Prevention of Significant Deterioration*, of the NCUAQMD Rules and Regulations (North Coast Unified Air Quality Management District 2015:8–9).

Sensitive receptors near the project site primarily include residential homes, the closest of which is immediately adjacent to the northern project border. Lafayette Elementary School is approximately 700 feet northeast of the project.

Discussion

a. Conflict with or obstruct implementation of the applicable air quality plan?

The NCUAQMD is currently listed as being in "attainment" or is "unclassified" for all NAAQS. However, under the CAAQS, Humboldt County within the NCUAQMD has been designated "nonattainment" for PM10 (California Air Resources Board 2022). PM10 emissions include, but are not limited to, smoke from wood stoves, dust from traffic on unpaved roads, vehicular exhaust emissions, and airborne salts and other particulate matter naturally generated by ocean surf (North Coast Unified Air Quality Management District 2022).

A potentially significant impact on air quality would occur if the project would conflict with or obstruct implementation of the applicable air quality management or attainment plan. Although the project would represent an incremental increase in air emissions in the air district, of primary concern is that project-related impacts have been properly anticipated in the regional air quality planning process and reduced whenever feasible. Therefore, it is necessary to assess the project's consistency with the applicable district air quality management or attainment plan(s).

The California Clean Air Act requires the NCUAQMD to achieve and maintain CAAQS for PM10 by the earliest practicable date. The NCUAQMD prepared the *North Coast Unified Air Quality Management District Particulate Matter (PM10) Attainment Plan* (Attainment Plan) in May 1995 (North Coast Unified Air Quality Management District 1995). This document includes a description of the planning area (NCUAQMD), an emissions inventory, general attainment goals, and cost-effective control strategies. The Attainment Plan established goals to reduce PM10 emissions and eliminate the number of days in which standards are exceeded. It includes three areas of recommended control strategies to meet these goals: transportation, land use, and burning. Control measures for these areas are included in the Attainment Plan. These measures apply more to residential and mixed-used development projects than a mini-storage facility. Nonetheless, the project design would not conflict with any of the control measures (e.g., the project does not include any woodburning hearths).

The Humboldt County has designated in the General Plan the three existing parcels on the project site as C-1/GO and R-4/GO, Q. With the project, the lot lines would be adjusted to reconfigure the existing parcels into two. The zoning designations would remain the same (C-1/GO and R-4/GO, Q). The remaining commercial area would be developed and used as a mini-storage center and would include an 1,800-sf caretaker residence on the second floor of one storage building (70,640 sf). Altogether, the project would develop approximately 0.85 acre of the site (or 43 percent), which is below the maximum development potential (100 percent, as there is no maximum ground coverage in the C-1 zone) that would have been permitted under the existing zoning for the site. Accordingly, the project is consistent with the site's planned density in the General Plan. Therefore, the project would not obstruct implementation of the NCUAQMD Attainment Plan for PM10, and the impact is **less than significant**.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard?

Construction

The predominant pollutants associated with construction of the project are fugitive dust (PM10) from earthmoving activities and combustion pollutants, particularly the ozone precursors of reactive organic gases (ROG) and nitrogen oxides (NO_X), from heavy equipment and trucks. ROG would also be generated from paving activities and architectural coatings.

Construction of the project would be short term, occurring between September 2022 and June 2023. Criteria pollutants and precursors generated by construction were quantified using CalEEMod, and construction activity data provided by Atkins Drafting. **Table 1** summarizes the results of the emissions modeling and compares emissions to the NCUAQMD's Rule 110 thresholds. Refer to Appendix A for model outputs.

Table 1. Estimated Criteria Pollutant Emissions from Project Construction

Units and Year	ROG	NO_X	CO	PM10	PM2.5	SO_X
Maximum pounds per day[a]						
2022	3.3	46.2	21.2	21.4	11.6	0.1
2023	26.5	16.3	19.1	1.5	0.9	< 0.1
Annual tons						
2022	0.1	1.1	0.9	0.2	0.1	< 0.1
2023	0.3	0.7	0.9	0.1	< 0.1	< 0.1
Daily threshold (pounds)	*50*	*50*	*500*	*80*	*50*	*80*
Annual threshold (tons)	*40*	*40*	*100*	*15*	*10*	*40*
Exceed threshold?	*No*	*No*	*No*	*No*	*No*	*No*

CO = carbon monoxide
NO_X = nitrogen oxides
PM2.5 = particulate matter 2.5 microns or less in diameter
PM10 = particulate matter 10 microns or less in diameter
ROG = reactive organic gases
SO_X = sulfur oxides
[a] Represents the highest emissions during concurrent construction activity.

As shown in Table 1, construction of the project would not generate criteria pollutant or precursor emissions above NCUAQMD's Rule 110 thresholds. Therefore, construction of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designated as nonattainment under an applicable federal or state ambient air quality standard. This impact would be **less than significant**.

Operation

Operational air quality impacts associated with the project would be mainly related to traffic. Minor emissions would be generated by landscaping equipment and reapplication of architectural coatings.

The project includes demolition of existing sheds and ancillary structures. These buildings are not a material source of existing emissions. A new two-story building would have the office on the ground floor and a caretaker residence on the second floor. Once reconstructed, there would be no change in building operational activities, relative to existing conditions. Thus, this analysis assumes the net emissions effect of the building relocation would be zero. This is a conservative assumption because the structure would be built to current energy codes, and therefore would be more energy and emissions efficient than the current building.

Criteria pollutants and precursors generated by long-term operation of the storage facility were quantified using CalEEMod. **Table 2** summarizes the results of the emissions modeling and compares emissions to the NCUAQMD's Rule 110 thresholds. Refer to Appendix A for model outputs.

Table 2. Estimated Criteria Pollutant Emissions from Project Operation

Unit	ROG	NO_X	CO	PM10	PM2.5	SO_X
Pounds per day	4.7	0.4	5.0	0.7	0.5	< 0.1
Annual tons	0.5	0.1	0.4	0.1	< 0.1	<0.1
Daily threshold (pounds)	*50*	*50*	*500*	*80*	*50*	*80*
Annual threshold (tons)	*40*	*40*	*100*	*15*	*10*	*40*
Exceed threshold?	*No*	*No*	*No*	*No*	*No*	*No*

CO	=	carbon monoxide
NO_X	=	nitrogen oxides
PM2.5	=	particulate matter 2.5 microns or less in diameter
PM10	=	particulate matter 10 microns or less in diameter
ROG	=	reactive organic gases
SO_X	=	sulfur oxides

As shown in Table 2, operation of the project would not generate criteria pollutant or precursor emissions above NCUAQMD's Rule 110 thresholds. Therefore, operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designated as nonattainment under an applicable federal or state ambient air quality standard. This impact would be **less than significant**.

c. Expose sensitive receptors to substantial pollutant concentrations?

Compared to the general population, sensitive receptors (e.g., children, senior citizens, acutely or chronically ill people) are more susceptible to the effects of air pollution. Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. Sensitive receptors near the project site include residential uses and Lafayette Elementary School.

The primary pollutants of concern with respect to health risks to sensitive receptors are criteria pollutants (regional and local) and toxic air contaminants (TAC). Ozone precursors (ROG and NO_X) and particulate matter are considered regional pollutants because they affect air quality on a regional scale. Localized pollutants are deposited and potentially affect population near the emissions source. Because these pollutants dissipate with distance, emissions from individual projects can result in direct and material health impacts on adjacent sensitive receptors. The localized criteria pollutants of concern that would be generated by the project are particulate matter (fugitive dust) and carbon monoxide (CO). The TAC of concern is diesel particulate matter (DPM).

Regional Criteria Pollutants

All criteria pollutants can cause human health and environmental effects at certain concentrations. Negative health effects associated with criteria pollutant emissions are highly dependent on a multitude of interconnected variables (e.g., cumulative concentrations, local meteorology and atmospheric conditions, and the number and character of exposed individuals [e.g., age, preexisting health conditions]). Ozone and secondary particulate matter can be formed through complex chemical reactions over long distances. In addition, directly emitted particulate matter does not always equate to a specific localized impact because emissions can be transported and dispersed. Given the factors that influence the formation and transportation of pollution, the modeling designed to evaluate future criteria pollutant concentrations and resulting health effects was not conducted because it would not yield reliable or accurate results.

The federal and state ambient air quality standards for criteria pollutants are set to protect public health and the environment within an adequate margin of safety (42 United States Code Section 7409(b)(1)). NCUAQMD's recommended NSR thresholds are used to determine whether increased emissions from a new source could cause or contribute to a violation of the NAAQS or CAAQS, requiring further analysis. Projects with emissions below the thresholds are not anticipated to contribute to violations of the health-protective standards.

As provided in Tables 1 and 2, neither construction nor operation the project would exceed the NCUAQMD's NSR thresholds for violations of the health protective CAAQS and NAAQS, and potential impacts would be **less than significant**.

Localized Fugitive Dust

During earthmoving activities required for construction, localized fugitive dust would be generated. The amount of dust generated by a project is highly variable and dependent on the size of the disturbed area at any given time, the amount of activity, soil conditions, and meteorological conditions. Dust emissions would be controlled through adherence to NCUAQMD's Rule 104 (Prohibitions), which requires reasonable precautions be taken to reduce particulate matter emissions. Also, as shown in Tables 1 and 2, the project would not result in PM10 or PM2.5 emissions above thresholds. Emissions have been modeled without accounting for any specific precautions to reduce particulate matter emissions; therefore, PM10 and PM2.5 emissions during construction would likely be even lower than what is shown in Table 1. Accordingly, the project would not expose sensitive receptors to substantial fugitive dust concentrations. This impact would be **less than significant**.

Localized Carbon Monoxide

Continuous engine exhaust during project operations may elevate localized CO concentrations, resulting in hot spots. Receptors exposed to these CO hot spots may have a greater likelihood of developing adverse health effects, such as fatigue, headaches, confusion, dizziness, and chest pain. CO hot spots are typically observed at heavily congested intersections where a substantial number of gasoline-powered vehicles idle for prolonged durations throughout the day. As shown in **Table 2**, operational CO emissions, which are primarily the result of vehicle trips, would be well below NCUAQMD's threshold of 500 pounds per day. The few vehicle trips made during regular operations would neither degrade peak-hour level of service to an unacceptable level nor substantially worsen delay at affected intersections. Accordingly, the project would not expose sensitive receptors to substantial CO concentrations. This impact would be **less than significant**.

Diesel Particulate Matter

DPM is a TAC generated by diesel-fueled equipment and vehicles. Short-term exposure to DPM can cause acute irritation (e.g., eye, throat, bronchial), neurophysiological symptoms (e.g., lightheadedness, nausea), and respiratory symptoms (e.g., cough, phlegm). Heavy-duty equipment used during construction would generate DPM, which could expose adjacent receptors to associated health risks. The potential for project-generated DPM emissions to affect human health is typically assessed in terms of an increase in cancer risk and non-cancer health effects.

Construction would generate short-term diesel exhaust emissions from the use of heavy-duty equipment and vehicles. However, health risks related to DPM generally are associated with chronic exposure and are assessed over a 30- or 70-year exposure period. Emissions generated during construction would be temporary, lasting no more than 9-10 months. Consequently, individual receptors would not be exposed to elevated levels of DPM for an extended period. Therefore, the DPM emissions from construction would have a limited potential to affect sensitive receptors, and impacts would be **less than significant**.

The project would not operate any diesel generators or stationary equipment. Accordingly, the project would not result in substantial long-term DPM emissions and there would be **no operational impact**.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Diesel-fueled construction equipment exhaust could generate some temporary odors. However, these emissions typically dissipate quickly and would be unlikely to affect a substantial number of people. Operation of the project would not be expected to generate objectionable odors. Therefore, the project would have a **less-than-significant impact**.

IV. Biological Resources

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	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?	☐	☒	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d.	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?	☐	☒	☐	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f.	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Affected Environment

The site currently consists of three parcels and a lot line adjustment would reconfigure them into two parcels, a small 5,500-sf residential lot on the northern end of the site, and a remaining lot of about 2 acres to be commercially developed (Figure 2). The project site is located in an urbanized area of Humboldt County within the Myrtletown area of Eureka. The project site is partially developed with one unoccupied residence on the north and several storage sheds and a property management business on the south of the site. The site is bordered by Lucas Street on the south and Myrtle Avenue on the east. East of the property across Myrtle Avenue the lots are fully developed with residential uses. The lands south of Lucas Street on both sides of Myrtle Avenue are developed

with mixed residential and commercial uses. The western neighboring property is a large vacant, forested parcel included in Myrtletown gulch, a vegetated riparian corridor beginning to the south near Erie Street and continuing north, under Myrtle Avenue, and into Eureka Slough and Humboldt Bay (Figure 3).

The climate is typical of coastal Northern California with warm, dry summers and cool, wet winters. The mean annual precipitation at the nearby Eureka Woodley Island climate station (042910) is 39.5 inches, falling as rain between October and May, with less than 1 inch per month for the summer months; snowfall is negligible. Average maximum temperature is 58.6 degrees Fahrenheit, and average minimum temperature is 46.7 degrees Fahrenheit (Western Regional Climate Center 2020).

The project area lies entirely within the narrow North Coast subdivision of the Northwest Jepson Region of the California Floristic Province. Vegetation in the project area is predominantly open managed nonnative grass lawn and ornamentals with a band of young coast redwood (*Sequoia sempervirens*) trees along an existing parcel boundary. Scattered shore-pine (*Pinus contorta* var. *contorta*) and Sitka spruce (*Picea sitchensis*) can also be seen among the coast redwoods.

The National Wetlands Inventory (NWI) map shows no wetlands mapped on the project site, but a palustrine forested broad leaved, deciduous riparian wetland (Cowardin classification PFO1C) as beginning approximately 150 west of the project site within Myrtletown gulch (**Figure 5**). An unnamed intermittent stream flows north through Myrtletown gulch approximately 500 feet west of the project site (U.S. Fish and Wildlife Service 2020a).

Figure 5. View of the Project Site (red) relative to the U.S. Fish and Wildlife Service National Wetland Inventory Map (April 2012 image capture in Google Earth)

Given the NWI mapping efforts are explicitly not recommended to be used for delineation of aquatic resources, SHN prepared a site-specific wetland delineation report (SHN 2021). Wetlands were delineated within three parcels owned by Jim and Judy Paye (APNs 015-111-006, 015-111-012, and 015-111-013) as well as a portion of the County-owned parcel to the west (APN 015-111-008) for a total study area of approximately 3.3 acres (**Figure 6**). The report determined and mapped a matrix of three-parameter seasonal and perennial wetlands on the County-owned parcel, west of the project area, a location between 50 and 100 feet from the parcel boundary.

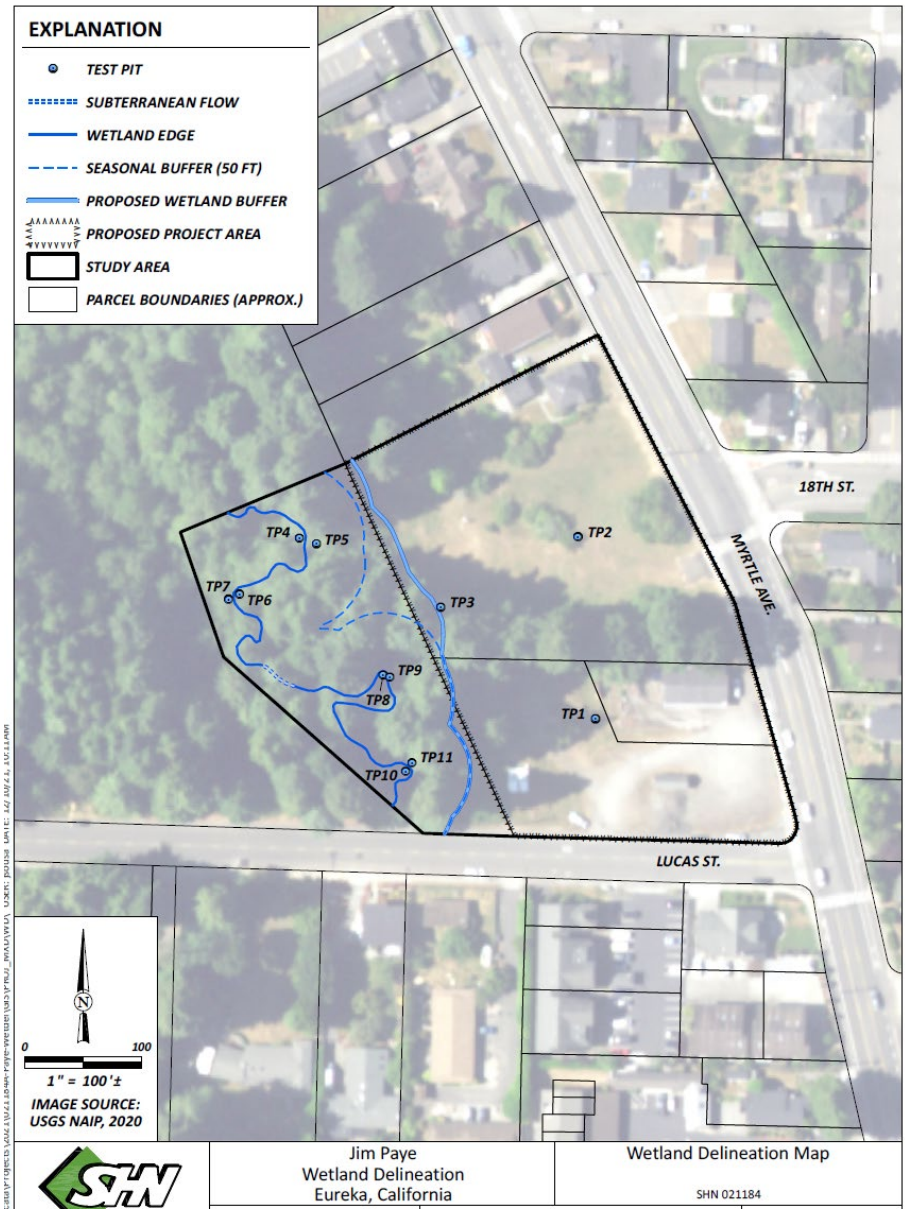

Figure 6. Wetland Delineation Map Prepared by SHN in 2021 Illustrating the 50-Foot Setbacks from Mapped Wetlands and a Proposed Wetland Buffer

Special-Status Species

For the purpose of this mitigated negative declaration (MND), special-status species are plants and animals that are legally protected under the federal Endangered Species Act (FESA), California Endangered Species Act (CESA), or other regulations, and species that are considered sufficiently rare by the scientific community to qualify for such listing. Special-status species are defined as follows:

- Species that are listed or proposed for listing as threatened or endangered under FESA (50 Code of Federal Regulations [CFR] 17.11 [listed animals], 50 CFR 17.12 [listed plants], and various notices in the *Federal Register*).
- Species that are candidates for possible future listing as threatened or endangered under FESA (81 *Federal Register* 87246–87272, December 2, 2016).
- Species that are listed or proposed for listing by the State of California as threatened or endangered under CESA (14 California Code of Regulations 670.5).
- Animals listed as California species of special concern on the California Department of Fish and Wildlife's (CDFW) Special Animals List (California Department of Fish and Wildlife 2021b).
- Animals listed as California fully protected species as described by Fish and Game Code Sections 3511 (birds), 4700 (mammals), and 5050 (reptiles and amphibians).
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code 1900 et seq.).
- Plants with a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, and 2B on CDFW's Special Vascular Plants, Bryophytes, and Lichens List (California Department of Fish and Wildlife 2021a), and considered threatened or endangered in California by the scientific community.
- Plants designated as CRPR 3 and 4 that may warrant legal consideration if the population is locally significant and meets the criteria under CEQA Guidelines Section 15380(d).

An ICF Senior Biologist reviewed the following existing natural resource information to identify special-status species and other sensitive biological resources that could occur in the biological study area (BSA):

- California Natural Diversity Database (CNDDB) records search of the 7.5-minute U.S. Geological Survey (USGS) quadrangle containing Eureka and the six neighboring quadrangles (Tyee City, Arcata North, Arcata South, McWhinney, Fields Landing, and Cannibal Island) (California Department of Fish and Wildlife 2021a).
- The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) species report for the BSA (U.S. Fish and Wildlife Service 2020b).
- Final designated critical habitat as mapped by the USFWS Environmental Conservation Online System.
- A Petition to the State of California Fish and Game Commission to List the Crotch bumble bee (*Bombus crotchii*), Franklin's bumble bee (*Bombus franklini*), Suckley cuckoo bumble bee (*Bombus suckleyi*), and western bumble bee (*Bombus occidentalis occidentalis*) as endangered under CESA (Xerces Society et al. 2018).

Special-Status Plant Species

Based on CNDDB and California Native Plant Society seven-quadrangle records search, 47 special-status plants were identified as having potential to occur in the surrounding area, 13 of which were designated as CRPR 3 or 4 (**Table A-1 of Appendix**). Although these species have been recorded within 20 miles of the survey area, habitat for most of these species does not occur within the

defined project site. The adjacent Myrtletown gulch contains habitat for several special-status species. No special-status plant surveys were conducted on the project site.

The federally endangered western lily is shown as present in the Eureka and adjacent quads because its range is thought to have once extended over a much larger area than today (U.S. Fish and Wildlife Service 2019). The species occurs in a narrow band along 200 miles of the Pacific Coast from near Coos Bay, Oregon south to near Eureka, California. Approximately one-third of the historically known populations appear to have been extirpated, and three-quarters of the extant populations consist of 100 or fewer individuals (U.S. Fish and Wildlife Service 1998). The western lily occurs in early successional bogs or coastal scrub on poorly drained soils, usually those underlain by an iron pan or poorly permeable clay layer. Competitive exclusion from natural succession of plant communities is one of the greatest risks to habitat loss for this species. This species could conceivably occur or could have occurred west of the project in Myrtletown gulch. Efforts to limit impacts on riparian habitat will protect habitat for special-status plant species.

Coast fawn lily, ghost-pipe orchid, seaside pea, western sand-spurrey, and both northern meadow and Lyngbye's sedges are known to have occurred in areas mapped in CNDDB within 1 mile of the project site. However, moist riparian, seep, or wetland habitats typical for most of these species and others shown in Table A-1 are only present in the adjacent Myrtletown gulch to the west. The small, scattered trees and managed or mowed landscape of the project site do not represent highly suitable habitat for most plant species identified in the project's regional search; however, they do present very limited potential habitat on the project site for more than a dozen species (**Table A-1**).

Special-Status Wildlife

Based on the CNDDB seven-quadrangle records search and USFWS IPaC, the potential exists for the following three special-status wildlife species to occur in the survey area: northern red-legged frog (*Rana aurora*), Townsend's big-eared bat (*Corynorhinus townsendii*), and western bumble bee (*Bombus occidentalis*). Longfin smelt and tidewater goby could occur at the outlet of the Myrtletown gulch, approximately 0.6 mile north of the project site. There is no habitat for fish in or near the project area, and therefore fish are not discussed further. No field survey for wildlife species or suitable habitat was conducted for the project.

Amphibians

Northern Red-Legged Frog

Northern red-legged frog is a state species of special concern. It occurs in coastal Northern California, stretching from southwest British Columbia to southern Mendocino County. It typically inhabits streams and rivers in forests that have deep pools and riffles and sunny sandy or rocky banks for basking (Stebbins 2003). It prefers areas with emergent aquatic vegetation, such as bulrushes and cattails, where it is usually found near water but may disperse during or immediately following rain events (Stebbins 2003). In California, the short breeding period only lasts 1–2 weeks from late November to January through April, depending on locale.

There are dozens of occurrences reported within 5 miles of the project area. There is suitable habitat for this species in the small drainages and pools in the Myrtletown gulch area.

Birds

Marbled Murrelet

The marbled murrelet is federally listed as threatened, and state-listed as endangered. Marbled murrelet is a small, compact seabird of the Pacific Northwest. During the breeding season, it has dark upperparts and white underparts. During the winter, the upperparts become dull grey with dark marks on the sides. Marbled murrelets nest on wide branches high in coniferous trees in coastal old-growth redwood and Douglas-fir forests. Marbled murrelets spend most of their lives in near-shore marine environments and prefer to forage along rocky coastal areas within 1.2 miles of shore (U.S. Fish and Wildlife Service 1997). Nest building is typically initiated around early March, with the breeding season spanning from March through September. Murrelets have a slow reproductive rate and produce only one egg per year (Nelson and Peck 1995; U.S. Fish and Wildlife Service 1997).

There are CNDDB records within 11 miles of the project area. There are no suitable old-growth redwood or Douglas-fir forests for nesting marbled murrelet in the survey area, and therefore there is no potential for marbled murrelet to nest in the survey area.

Mammals

American Badger

American badger is a state species of special concern. It occurs throughout the western and central United States, northern Mexico, and southern Canada. American badgers inhabit open grasslands with available prey (e.g., small burrowing rodents). This species prefers areas with sandy friable soils where they can dig more easily for prey and denning (Zeiner et al. 1990; ICF 2020).

There are no CNDDB records within 5 miles of the project area. There is suitable foraging and denning habitat in the vicinity and, therefore, there is potential for this species to occur in or move through the survey area.

Fisher

The fisher, west coast distinct population segment is a state threatened species and a state species of special concern. It was formerly a federal proposed threatened species, but the listing proposal was withdrawn in 2016. Fisher in northwestern California occurs in mature, second growth, and old-growth redwood and Douglas-fir stands (Slauson et al. 2003; Zielinski et al. 2004). Characteristics of fisher habitat include coniferous forests with dense canopy closure, multiple canopy layers, and large trees, with snags, cavities, and hollow logs used for resting and natal and maternal dens (Zielinski et al. 2004). Fisher hunts exclusively in forested habitats and generally avoids openings (Buskirk and Powell 1994).

There are no CNDDB records within 5 miles of the project area. There is no suitable foraging, resting, or denning habitat in the vicinity of the project area and therefore, there is not potential for this species to occur in or move through the survey area.

Humboldt Marten

The Humboldt marten is a state endangered species. Humboldt martens live in old-growth coast redwood and Douglas-fir forest with a dense shrub understory, and in dense to open forest in rocky serpentine areas, also with dense shrub cover. Both habitats provide structures (tree cavities, large

snags and logs, and rock piles) for denning, resting, and cover (Slauson et al. 2003). They hunt small mammals and birds and also take reptiles, insects, and fruit. The current range of Humboldt marten is a fraction of its former range, and it is now found in small areas of Del Norte County, northern Humboldt County, and adjacent western Siskiyou County (California Department of Fish and Wildlife 2019). There are no CNDDB occurrences within 5 miles of the survey area. There is no suitable coastal old-growth redwood or Douglas-fir forest in the survey area. There is no potential for Humboldt marten to occur in the project area.

Sonoma Tree Vole

Sonoma tree vole is a state species of special concern. The tree vole is a small arboreal rodent in the family *Cricetidae* and is associated with mature coastal forests. It is distributed along the North Coast from Sonoma County north to the Oregon border and is more or less restricted to the fog belt of Northern California. It is reported to be rare throughout its range, but the difficulty of locating individuals and nest sites and capturing makes abundance hard to assess. The species occurs in old-growth and other forests, mainly Douglas-fir, redwood, and montane hardwood-conifer habitats. Sonoma tree vole feeds on needles of Douglas-fir and grand fir (*Abies grandis*). Spotted owls (*Strix occidentalis*) are the main predator throughout their range, although other owls, raccoons, and fishers likely prey upon them (Blois et al. 2008).

There are no CNDDB occurrences reported within 5 miles of the survey area. There is no suitable foraging and nesting habitat in the scattered redwood trees in the vicinity and low potential for this species to occur in or move through the forested portions of the project area.

Bats

Townsend's Big-Eared Bat

Townsend's big-eared bat is a state species of special concern. It once occurred throughout much of California and is distributed from the southern portion of British Columbia south along the Pacific Coast to central Mexico and east into the Great Plains. Townsend's big-eared bat utilizes a variety of habitat types that include coniferous forests, riparian communities, and active agricultural areas. It primarily roosts in caves and lava tubes, but has been documented roosting in rock crevices, hollow trees, buildings, and bridges. Maternity colonies form between March and June based on local climatic factors, with a single pup born between May and July. Maternity sites typically comprise fewer than 100 individuals (California Department of Fish and Wildlife 2016). Mating occurs between October and February in both transitory migratory sites and hibernacula. Their prey is primarily moth species, and they forage along edge habitat near streams and in forested areas (Western Bat Working Group 2005).

There is one CNDDB occurrence within 5 miles of the project area dating from 1989. There is suitable foraging and roosting habitat in the vicinity and potential for this species to occur in or move through the project area.

Invertebrates

Western Bumble Bee

The western bumble bee is a state candidate for listing under CESA. It requires suitable colony nesting sites, suitable overwintering sites for queens, and sources of nectar and pollen. Nest sites typically occur in underground cavities but may also be found in aboveground logs. The bumble bee

depends on plants that bloom and provide nectar and pollen during the life of the colony, which is from approximately February to November (Xerces Society et al. 2018). There is little information that describes overwintering sites.

There are three CNDDB occurrence within 5 miles of the project area, located along the Mad River east of the project area (California Department of Fish and Wildlife 2021a, 2021b). Open habitat in the project area that supports flowering plants provides a nectar and pollen source for western bumble bee, but the dominance of nonnative flowering plants in the grasslands likely reduces the suitability for western bumble bee. There are suitable open sites for underground nesting and overwintering within the grasslands. There is, therefore, low potential for western bumble bee to occur in the project area.

Discussion

a. 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?

Based on desktop analyses by a local ICF biologist (section author) and site visits by Humboldt County Planning staff, various species protected by federal and/or state regulations have potential habitat in the project vicinity but very limited to no potential habitat on the project site. The potential for these species to exist in the project vicinity is greatest along the Myrtletown gulch riparian corridor centered about 500 feet west of the project site.

Although no biological assessment survey was conducted for this project, the urbanized location and landscaped condition of the project site indicates that it likely does not contain suitable habitat and development of the site is not likely to substantially adversely affect special-status species, either directly or indirectly. However, to ensure that site development does not affect special-status plant or amphibian species, **Mitigation Measure BIO-1** is included. BIO-1 would require seasonally appropriate botanical surveys and preconstruction amphibian surveys be conducted prior to site development and avoidance of special-status plant and wildlife species. Mitigation Measure BIO-1 would therefore reduce potential impacts on plants and amphibians to a **less-than-significant** level.

To ensure that project activities such as removal of 23 conifer trees would have no impacts on nesting raptors and migratory birds protected by federal and state laws, including the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3503.5, **Mitigation Measure BIO-2** is included. BIO-2 would include preconstruction nesting bird surveys and establishment of buffers if necessary. Mitigation Measure BIO-2 would reduce potential impacts on raptors and other protected species to a **less-than-significant** level.

Excessive artificial lighting, also called light pollution, can have a negative effect on many nocturnal animals by disorienting them or interfering with their reproduction (Longcore and Rich 2004; Gaston et al. 2013; Bennie et al. 2015; Langley 2019). To ensure light pollution to the adjacent Myrtletown gulch wildlife habitat is minimized, light fixtures near to or facing the western boundary to the wetland gulch are to be fully shielded downward-facing light-emitting diode (LED) bulbs under **Mitigation Measure BIO-3.** This measure would reduce potential impacts on light-sensitive bats and other wildlife species to a **less-than-significant** level.

Invasive plant species planted in native landscaping could spread to the adjacent sensitive wetland habitat in Myrtletown gulch or elsewhere, displacing special-status native plants and altering wildlife habitats. Nonnative plants are widely recognized as stressors to wetlands and other ecosystems (Magee et al. 2019). To ensure that the project's landscaping activities do not affect special-status species through displacement and invasion of wetland habitats, **Mitigation Measure BIO-4, *Landscaping with native plants*,** is included. Mitigation Measure BIO-4 would reduce potential impacts to native species to a **less-than-significant** level.

With the proposed mitigation measures and operating restrictions, the proposed project would not 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 CDFW or USFWS. The impact is **less than significant with mitigation**.

Mitigation

Mitigation Measure BIO-1: Avoidance and protection measures for special-status species

The county shall implement the following measures to ensure no significant impacts on special-status species on the site.

BIO-1a: Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified botanist conduct seasonally appropriate botanical surveys throughout the project parcels to evaluate the presence of special-status plant species. The protocol shall follow CDFW guidelines (California Department of Fish and Wildlife 2018). Any populations of special-status plant species found on the project site shall be avoided, no impact or mitigation is allowed. The population shall be flagged for avoidance and coordination with CDFW staff will be required prior to site development to protect any special-status plants species found on the site.

BIO-1b: Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified biologist conduct red-legged frog amphibian surveys throughout the project parcels to evaluate the presence of red-legged frog. The protocol shall follow USFWS guidance (U.S. Fish and Wildlife Service 2005). Any individuals found on the project site shall be avoided and construction activities halted until the individual can be corralled toward the wetland habitat to the west. Handling or harassment (i.e., take), may not take place during the survey activities or construction. Take may only be authorized via Section 7 or Section 10 of FESA. Typically, take associated with survey activities is authorized via issuance of Section 10(a)(1)(A) permits.

Mitigation Measure BIO-2: Avoidance and protection measures for nesting birds

The County shall implement the following measures to ensure no significant impacts on native migratory bird species:

1. If vegetation and tree removal occur between March 15 and August 15, the County shall ensure that the applicant has a qualified wildlife biologist conduct preconstruction surveys within the vicinity of the impact area, to check for nesting activity of native birds and to evaluate the site for special-status bird species such as red-tailed hawk, red-shouldered hawk, and American kestrel. The biologist shall conduct a minimum of one preconstruction survey within the 7-day period prior to vegetation removal activities. If vegetation removal

work lapses for 7 days or longer during the nesting season, a qualified biologist shall conduct a supplemental avian survey before project work is reinitiated.

2. If an active nest is found, the biologist will determine the extent of an appropriate construction-free buffer zone to be established around the nest and/or operational restrictions in consultation with the CDFW. Buffer zones will be delineated with flagging and maintained until any nestlings have fledged or nesting activity has ceased. Buffer sizes would take into account factors such as (1) roadway and other ambient noise levels, (2) distance from the nest to the roadway and distance from the nest to the active construction area, (3) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (4) distance and amount of vegetation or other screening between the construction site and the nest; and (5) sensitivity of individual nesting species and behaviors of the nesting birds.

Mitigation Measure BIO-3: Light pollution minimization

The applicant shall implement the following measure to ensure light pollution impacts on the wildlife corridor (Myrtletown gulch) to the west would be minimized.

1. Outdoor lighting along the western portion of the site, as well as lights within the facility that face west, will utilize LEDs with a color temperature less than 3,000 Kelvins. Outdoor lighting fixtures will be fully shielded and downward facing. Additional resources regarding dark sky friendly fixtures and where they can be purchased are available on the International Dark Sky Association webpage (https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/).

Mitigation Measure BIO-4: Landscaping with native plant species

The applicant shall implement the following measure to ensure nonnative plant species do not spread into the adjacent Myrtletown gulch or other sensitive habitats.

1. Landscaping around the proposed mini-storage facility shall make use of native plant species that will not pose a risk of invading adjacent wetland habitats.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Riparian habitat primarily exists along Myrtletown gulch west of the project site as mapped by NWI (**Figure 5**). Given the NWI mapping efforts are explicitly not recommended to be used for delineation of aquatic resources, a site-specific wetland delineation report was prepared by SHN (SHN 2021). Wetlands were delineated within three parcels owned by Jim and Judy Paye (APNs 015-111-006, 015-111-012, and 015-111-013) as well as a portion of the county-owned parcel to the west (APN 015-111-008) for a total study area of approximately 3.3 acres (**Figure 6**). The report determined and mapped a matrix of three-parameter "seasonal" and "perennial" wetlands on the county-owned parcel, west of and below the proposed project area on the terrace above. Horizontal distances to the nearest proposed storage building (building G) exceed 50 horizontal feet, and this area will be gated and fenced off to prevent impinging on the wetland buffer (**Figure 7**).

Section 314-61.1.7.6.2 of the Humboldt County Code (HCC) defines the streamside management area (SMA) limits around perennial and intermittent streams to 100 and 50 feet, respectively, from top of

bank or edge of riparian canopy, whichever is greater, up to a distance of 200 feet. Similarly, seasonal wetland buffers are set to 50 feet and perennial wetland buffers are set to 150 feet (314-61.1.7.6.6 of HCC). Section 61.1.7.6.3 of the HCC states that the SMA may be reduced or eliminated where the County determines, based on specific factual findings, that: the mapping of the SMA is not accurate, there are no in-channel wetland characteristics or off-channel riparian vegetation, or the reduction will not significantly affect the biological resources of the SMA on the property.

The wetland delineation was conducted on November 11, 2021, a period within an "above normal" rainfall (SHN 2021). The delineation concluded that the wetland complex is a matrix of seasonal and perennial wetlands and provided a recommended buffer based on the minimum 50-foot setback (Figures 6, 7). The wetland delineation did not specify a hydrological or biological justification that greater buffers were required to protect the resource from the development (SHN 2021). It is not anticipated that the existence and operation of the project facilities on the terrace would significantly affect the continued existence or ecological functioning of the riparian forest as designed (Figure 7) and mitigated herein.

The project site has up to 25 evergreen trees (mostly redwood, few Sitka spruce and shore-pine) that will be removed as a direct result of the proposed project. These trees are not here considered to be riparian given their location more than 600 feet from the adjacent mapped stream (**Figure 8**). The slight topographical depression that these trees follow (**Figure 9**) lines a human-made gully created in part with graded fill at some point in the past (SHN 2020; Lindberg Geologic Consulting 2020). The determination that the gully contained historic fill materials was agreed upon during a site visit on July 10, 2020 between the applicant's representatives and Humboldt County Planning staff (County of Humboldt 2020).

In addition, the isolated stand of redwood and pine trees averaging 36 inches in diameter (O'Hern Associates 2019) do not meet the definition of representative and repeating sensitive natural communities recognized by CDFW (California Department of Fish and Wildlife 2021c) because they are comprised of a thin linear reach of trees within an otherwise urban landscape devoid of understory plant community members and because they are beneath the minimum mapping unit standards used to demarcate tree-dominated sensitive natural communities (California Native Plant Society 2021). No riparian vegetation is proposed to be removed. These 25 redwood and pine trees are outside of the riparian buffer.

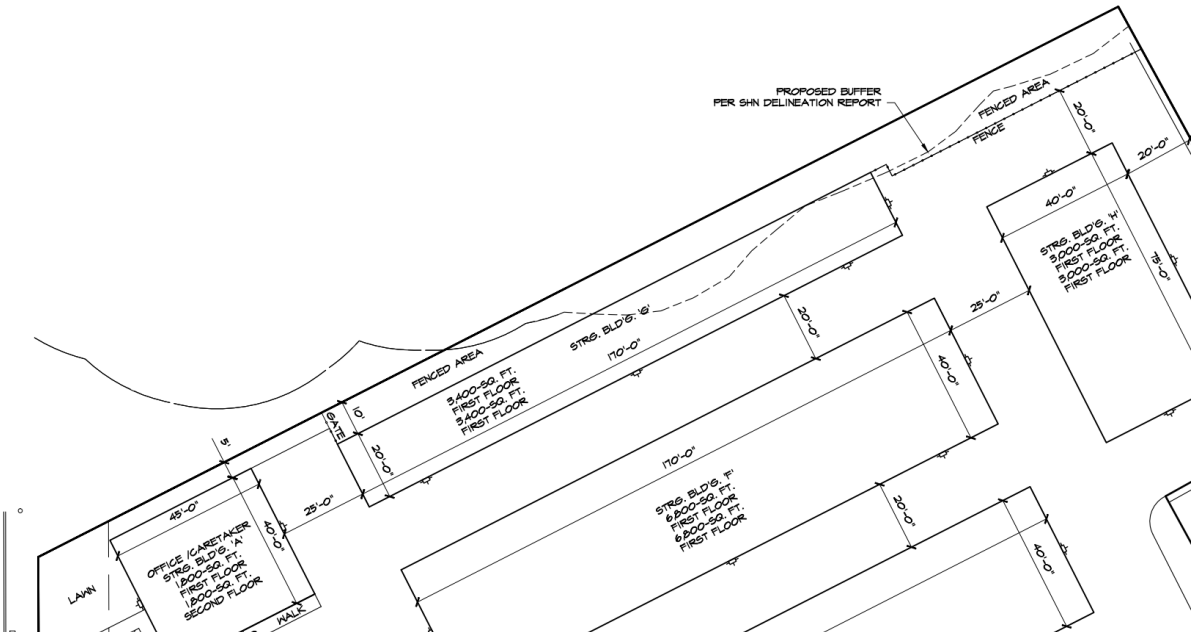

Figure 7. Detail of the western parcel boundary from the Proposed Site Plan dated March 11, 2022, prepared by Atkins Drafting.

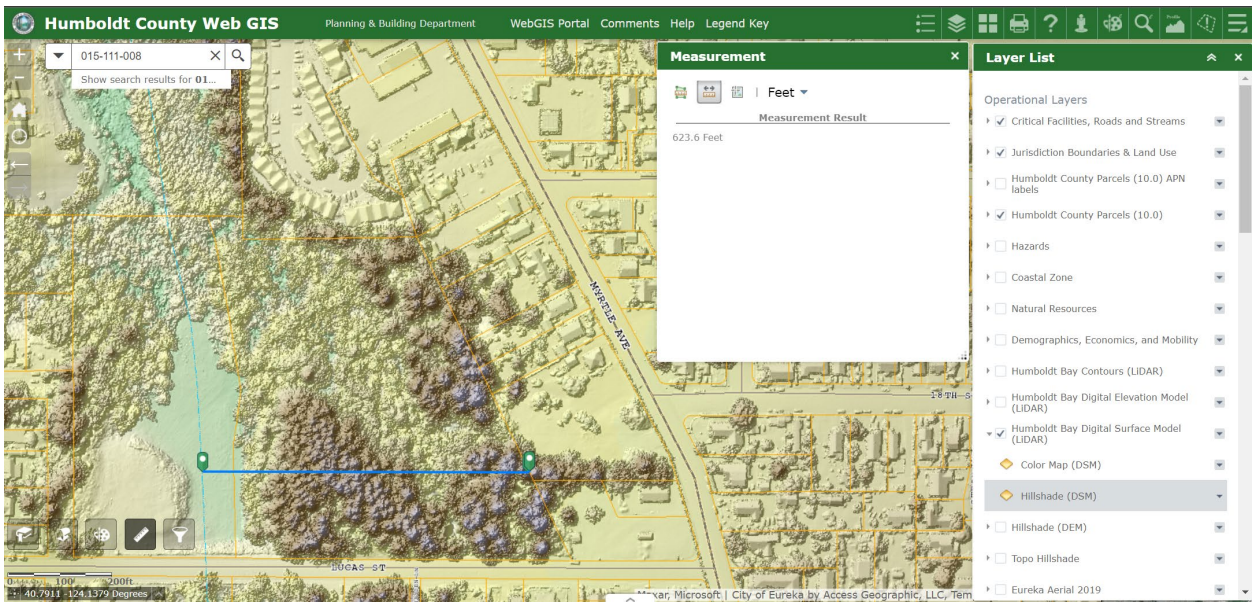

Figure 8. Screenshot from Humboldt County Web GIS illustrating the 620-foot distance of the nearest mapped stream to the proposed trees for removal on APN 015-111-008 and associated Humboldt Bay Digital Elevation Model layer.

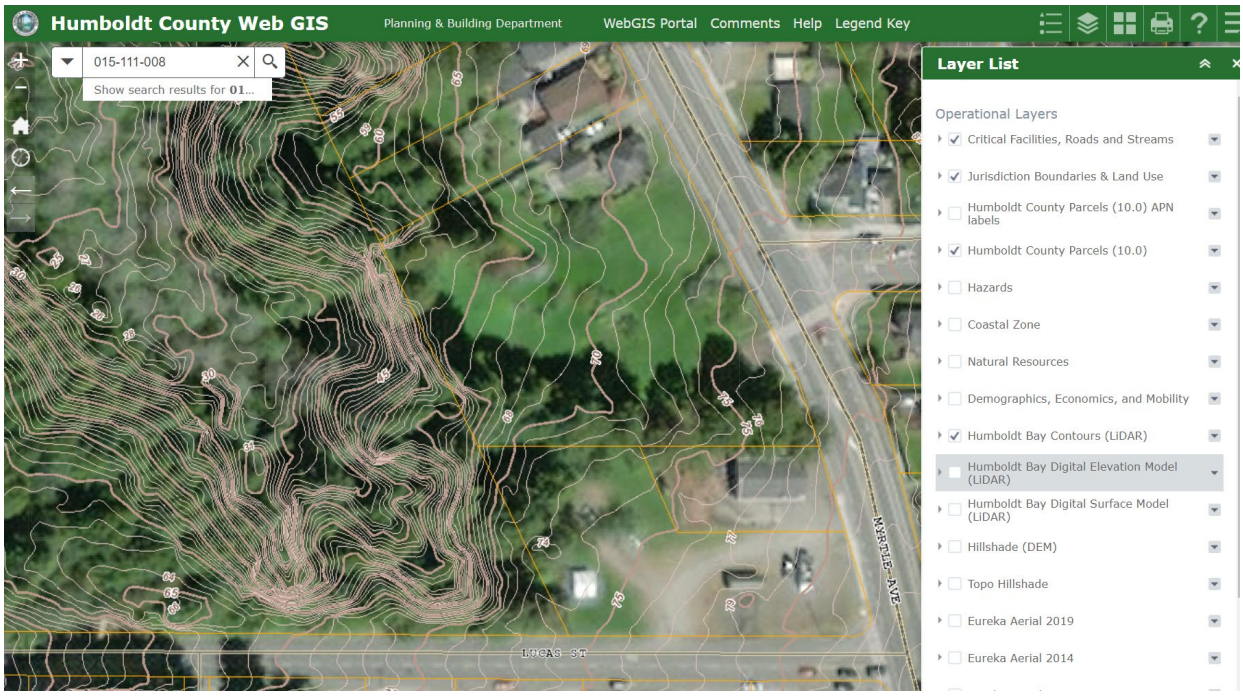

Figure 9. Screenshot from Humboldt County Web GIS illustrating the topographical contours for the project site and adjacent Myrtletown gulch.

Project construction is proposed at the top of a very steep canyon-like feature that could inadvertently deliver hazardous materials, debris, or sediment during construction of the gabion-rock wall adjacent to the riparian habitat buffer below the project site. In addition, hazardous materials spilled during operation of the mini-storage facility, particularly along the western boundary of the parcel, could enter adjacent riparian forest in Myrtletown gulch. **Mitigation Measure BIO-5(a–d)** and **Mitigation Measure BIO-6(a–c)** are designed to protect riparian habitats and aquatic resources from potential impacts during project construction. Mitigation Measures BIO-4, BIO-5, and BIO-6 would reduce potential impacts on riparian habitat and sensitive natural communities to a **less-than-significant** level.

To protect riparian habitat areas during construction activities, fiber rolls, straw wattles, and other erosion control measures would be installed to keep spoils contained to the developed portion of the cultivation areas. The erosion control measures would be installed prior to the beginning of construction activities and would be removed after the final inspection is completed by the Building Department. The applicant will not use any erosion control measures that contain synthetic (e.g., plastic, nylon) monofilament netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without weaves.

The construction site stormwater runoff program and post-construction stormwater management program will be implemented in conjunction with the Building and Planning Department. Construction activities would incorporate best management practices (BMPs) and the standard erosion control measures described under Division 3, Building Regulations, Section 331-12, *Grading, Excavation, Erosion, and Sedimentation Control* of the HCC. These measures would be incorporated in all building and grading permit applications and would be implemented at the time of ground disturbance.

Therefore, the proposed project would not 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 CDFW or USFWS. The impact is **less than significant with mitigation**.

Mitigation

Mitigation Measure BIO-5: Avoid impacts on adjacent aquatic resources

The County shall ensure that the following measures are taken to avoid potential impacts of the site's development on the adjacent Myrtletown gulch and associated riparian wetland habitat.

BIO-5a: Hazardous Spills. If any material that could be hazardous or toxic to aquatic life enters a stream (e.g., a piece of equipment tipping over adjacent to the riparian corridor and dumping oil, fuel, or hydraulic fluid), the applicant shall immediately notify the California Emergency Management Agency State Warning Center at 1-800-852-7550, and immediately initiate clean-up activities. CDFW shall be notified by the applicant within 24 hours at 707-445-6493 and consulted regarding clean-up procedures.

BIO-5b: Excavated Fill. Excavated fill material shall be placed in upland locations where it cannot be delivered to a watercourse. To minimize the potential for material to enter the watercourse during the winter period, all excavated and relocated fill material in these upland locations shall be tractor contoured (to drain water) and tractor compacted to effectively incorporate and stabilize loose material into existing road and/or landing features.

BIO-5c: Runoff from Steep Areas. The applicant shall make preparations so that runoff from steep, erodible surfaces will be diverted into stable areas with little erosion potential or contained behind erosion control structures. Erosion control structures such as straw bales and/or siltation control fencing shall be placed and maintained until the threat of erosion ceases. Frequent water checks shall be placed on dirt roads, cat tracks, or other work trails to control erosion.

BIO-5d: Revegetation of Steep Areas. The applicant shall plant native woody riparian species within all soil disturbance areas on steep slopes resulting from the grading and rock gabion wall constructed along the western portion of the property above Myrtletown gulch. The native plants are to be installed by knowledgeable staff experienced with riparian vegetation planting.

Mitigation Measure BIO-6: Erosion control measures

The County shall ensure that the following erosion control measures are implemented.

BIO-6a: Erosion and Sediment Barriers. The applicant shall monitor and maintain all erosion and sediment barriers in good operating condition throughout the work period and the following rainy season, defined herein to mean October 15 through June 15. Maintenance includes, but is not limited to, removal of accumulated sediment, replacement of damaged sediment fencing, coir rolls/logs and/or straw bale dikes and ensuring drainage structures and altered streambeds and banks remain sufficiently armored and/or stable. If the sediment barrier fails to retain sediment, the applicant shall employ corrective measures, and notify CDFW immediately.

BIO-6b: Cover Spoil Piles. The applicant shall have readily available erosion control materials such as wattles, natural fiber mats, or plastic sheeting, to cover and contain exposed spoil piles and exposed areas in order to prevent sediment from moving into the wetlands or stream. The applicant shall apply and secure these materials prior to rain events to prevent loose soils from entering a stream or aquatic resources of the U.S./state.

BIO-6c: Prohibition on Use of Monofilament Netting. To minimize the risk of ensnaring and strangling wildlife, the applicant shall not use any erosion control materials that contain synthetic (e.g., plastic, nylon) monofilament netting, including photo- or biodegradable plastic netting. Geotextiles, fiber rolls, and other erosion control measures shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

The project does not propose to directly affect (i.e., fill or otherwise directly modify through development within) any wetlands or waters of the U.S./state.

As discussed above, SMA or wetland buffers appear adequate, and reductions may be permissible, upon receipt of a Special Permit from the Humboldt County Planning and Building Department, based on site-specific information and consultation with CDFW, provided that the reduction will not significantly affect the biological resources of the SMA or wetlands on the property. **Mitigation Measures BIO-5(a–d)** and **Mitigation Measures BIO-6(a–c)**, and adherence to the measures under BR-S9, Part 3, Chapter 10 of the Humboldt County General Plan (2017) would reduce potential impacts on state or federally protected wetlands to a **less-than-significant** level.

The proposed project would also be subject to the requirements of the North Coast Regional Water Quality Control Board (RWQCB) Water Quality Certification and/or Waste Discharge Requirements. The North Coast RWQCB program and County ordinance have standard conditions applicable to projects located within or adjacent to waters of the state that address potential impacts on water quality. This includes requiring that fertilizers and pesticides or herbicides be applied consistent with product labeling and managed to ensure that they would not enter or be released into surface water or groundwater. Therefore, the project as proposed and in compliance with regulatory requirements would not have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means. The impact is **less than significant with mitigation**.

d. 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?

The project site is located in an urbanized area of Humboldt County within the Myrtletown area of Eureka. There are no wildlife corridors on the project site that could be affected by the proposed project. However, the western boundary of the project site abuts the Myrtletown gulch riparian habitat that could serve as a wildlife corridor. The project site currently contains a residence at the northern end and a rental business and unpaved parking area to the south. Approximately 23 trees are proposed to be removed from the project site during development. Because these trees extend

outside of the Myrtletown gulch in a linear formation, and are adjacent to Lucas Avenue and Myrtletown Avenue, they are not considered a core component of the wildlife corridor to the west.

The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species because the project components take up little space and are located on previously graded flats topographically above the Myrtletown gulch to the west. Development of the parcel will include physical barriers (e.g., wall, fence) but they are not anticipated to obstruct wildlife usage of the adjacent Myrtletown gulch riparian habitat.

The project would maintain a setback of at least 600 feet from the unnamed creek to the west; therefore, the proposed project would have no impacts on the unnamed creek and associated riparian corridor.

According to CNDDB, there is one known occurrence of any Townsend's big-eared bat within 5 miles of the survey area. There is suitable foraging and roosting habitat in the vicinity and potential for this species to occur in or move through the project area; however, it is extremely unlikely that project activities would affect this species, given the proposed tree removal would affect 25 young evergreen trees with poorly developed structure lacking hollow cavities where roosting may occur.

In addition, several species of birds have the potential to be affected by the project, including osprey and white-tailed kite. **Mitigation Measures BIO-1 and BIO-2** would reduce any potential effects on these species to a less-than-significant level by requiring clearing operations outside the nesting season, conducting nesting surveys if necessary, and creating work area buffers if nests are located. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species, and the project site is not a native wildlife nursery site. The impact is **less than significant with mitigation**.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Redevelopment of the project site as proposed would require removal of up to 25 conifer trees as well as minor grading and fill, and construction of mini-storage facility. Humboldt County does not have a tree preservation policy or ordinance. General Plan Policy BR-P13 calls for the county to "establish a program to identify and protect landmark trees, including trees that exhibit notable characteristics in terms of their size, age, rarity, shape or location." However, no such program exists yet. The project would not conflict with any other General Plan policies protecting biological resources because the project would be constructed and operated consistent with applicable policies and standards of the General Plan, the Zoning Ordinance, and California Building Code (CBC). The impact is **less than significant**.

f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?

According to the USFWS Environmental Conservation Online System, the project site is not within the boundaries of a habitat conservation plan. Habitat conservation plans in Humboldt County include the following: (1) Green Diamond Resource Company California Forest & Aquatic Resources (formerly Simpson Timber Company), (2) Humboldt Redwood Company (formerly Pacific Lumber), (3) Regli Estates, and (4) Humboldt Bay Municipal Water District Habitat Conservation Plans. These habitat conservation plans primarily apply to forested lands or aquatic habitats in the county.

According to the CDFW website, the project site is not located in the boundaries of a natural community conservation plan. The conservation plans for Humboldt County listed on California Regional Conservation Plans Map on the CDFW website include the Green Diamond Habitat Conservation Plan. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources or conflict with the provisions of an adopted habitat conservation plan, natural community plan, or other approved plan applicable to the project area. **No impact** would occur.

V. Cultural Resources

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	☒
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c.	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Affected Environment

Cultural resources can include archaeological sites, historic architecture, industrial relics, artifacts, cultural landscapes, spiritual places, and historic districts. CEQA Statute Section 21001(b) states that it is a California policy to "take all action necessary to provide the people of this state with . . . enjoyment of aesthetic, natural, scenic, and historic environmental qualities." The protection of the cultural environment in general and heritage resources in particular is also given priority in PRC Sections 5097.9 et seq., providing protection from damage to Native American historic, cultural, or sacred sites and features, artifacts, and objects.

The County currently maintains an agreement with the Northwest Information Center of the California Historical Resources Information System to review development proposals to assess any potential impact on culturally sensitive areas. The county also refers development proposals to local tribes within their defined area of interest for review and recommendation. These practices are consistent with the requirements for Native American consultation under CEQA codified by passage of Assembly Bill (AB) 52 (2014). The county sent the subject project referral to the tribal representatives of the Bear River Band of the Rohnerville Rancheria, Wiyot Tribe, and Blue Lake Rancheria. The tribal representatives recommended that the project be conditioned with the standard Inadvertent archaeological discovery protocol. No cultural resources investigation was prepared for the project because the site is an infill site that has previously been disturbed.

Discussion

a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

The project would not result in a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 because there are no historical resources in the project area that meet the criteria of significance under CEQA that would be affected by the project. **No impact** would occur.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

There are no known significant archaeological or historic-period cultural resources in the limits of the project area, and at this time, no further archaeological studies are recommended for the project, as it is currently proposed. Although discovery of cultural resources during project construction is not anticipated, **Mitigation Measure CUL-1** is included to ensure that potential project impacts on inadvertently discovered cultural resources are eliminated or reduced to a less-than-significant level. With the proposed mitigation, the project would not cause a substantial adverse change in the significance of an archaeological resource and the impact would be **less than significant with mitigation**.

Mitigation

Mitigation Measure CUL-1: Discovery of cultural resources

In the event that cultural resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic-period sites), the Tribal Historic Preservation Officer and others that the County has on file will be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials that could be encountered include obsidian and chert debitage or formal tools, grinding implements (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic archaeological discoveries may include nineteenth century building foundations, structural remains, or concentrations of artifacts made of glass, ceramics, metal or other materials found in buried pits, wells, or privies.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

There are no known human remains on the project site. However, due to the potential of discovering unknown human remains during proposed construction activities, **Mitigation Measure CUL-2** is included. The impact would be **less than significant with mitigation**.

Mitigation

Mitigation Measure CUL-2: Discovery of human remains

In the event that human remains are discovered during project construction, work would be stopped at the discovery location, within 66 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC 5097). The coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and

disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC Section 5097.98.

VI. Energy

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Affected Environment

Electricity and natural gas in the project area are supplied by PG&E. The Humboldt County General Plan includes an Energy Element, which promotes self-sufficiency, independence, and local control in energy management and supports diversity and creativity in energy resource development, conservation, and efficiency (County of Humboldt 2017). The Energy Element notes that key renewable energy resources include biomass, wind, wave, and small run-of-river hydroelectric. According to the Energy Element, local biomass resources are used to provide about 25–30 percent of the county's electricity needs. Roughly half of the electricity serving Humboldt County is generated at the PG&E Humboldt Bay Generating Station. The county imports about 90 percent of its natural gas; the rest is obtained locally from fields in the Eel River valley. The County of Humboldt prepared a draft Climate Action Plan in 2012. However, it has not been adopted as of the writing of this report.

Discussion

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project would get electricity and natural gas from PG&E. Because of the nature of the project, it is anticipated that the mini-storage center would use very little energy resources such as electricity, natural gas, and water. No aspect of the project would result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. **No impact** would occur.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project would not conflict with the County's General Plan Energy Element. Because of the nature of the project, it is anticipated that the mini-storage center would use very little energy resources. **No impact** would occur.

VII. Geology, Soils, and Paleontological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
2. Strong seismic ground shaking?	☐	☐	☒	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
4. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. 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 an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. 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?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Affected Environment

According to the California Geological Survey's (CGS) Earthquake Zones of Required Investigation website, the project site is not within an earthquake fault zone (California Geological Survey 2016). CGS's website indicates that the closest known fault is the Fickle Hill fault, which is approximately 6 miles northeast of the project site in Arcata. Humboldt County in general is at risk for strong ground shaking. In the North Coast Ranges, landslides and soil slips are common due to the combination of

sheared rocks, shallow soil profile development, steep slopes, and heavy seasonal precipitation (Dyett and Bhatia 2002:10-9). Humboldt County's Web GIS does not identify the project site as being subject to potential liquefaction (County of Humboldt 2020). The county's Web GIS identifies the seismic safety of the project site as low instability and shows that the project area does not have a history of landslides. The majority of the project site is relatively flat with some areas having slopes up to 15 percent.

The project site is approximately 2.1 acres in size and located in the unincorporated Myrtletown area in Eureka, on the northwest corner of Lucas Street and Myrtle Avenue. The elevation within the project site ranges from approximately 59 to 78 feet above mean sea level. The western neighboring property is a large vacant, forested parcel. The neighboring property is owned by the County and severely restricted for development due to its steep topography.

Discussion

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. 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? Refer to Division of Mines and Geology Special Publication 42.

Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. The magnitude and nature of fault rupture can vary for different faults or even along different strands of the same fault. Surface rupture can damage or collapse buildings, cause severe damage to roads and pavement structures, and cause failure of overhead as well as underground utilities.

There are no earthquake faults delineated on Alquist-Priolo Fault Zone maps within the project area. CGS's website indicates that the closest known fault is the Fickle Hill fault, which is approximately 6 miles northeast of the project site in Arcata (California Geological Survey 2016). Since the project area is not traversed by a known active fault and is not within 200 feet of an active fault trace, surface fault rupture is not considered to be a significant hazard for the project site. Therefore, the project would not expose people or structures to substantial adverse effects from a fault rupture, and the impact is **less than significant**.

2. Strong seismic ground shaking?

Earthquakes on active faults in the region have the capacity to produce a range of ground shaking intensities in the project area. Ground shaking may affect areas hundreds of miles distant from an earthquake's epicenter. Ground motion during an earthquake is described by the parameters of acceleration and velocity as well as the duration of the shaking. A common measure of ground motion is peak ground acceleration (PGA). The PGA for a given component of motion is the largest value of horizontal acceleration obtained from a seismograph. PGA is expressed as the percentage of the acceleration due to gravity (g). Moderate earthquake hazard areas are defined as areas with ground accelerations of less than 0.092g, and violent earthquake hazard areas have ground accelerations of 0.65g to 1.24g. CGS's Probabilistic Seismic Hazards Mapping Ground Motion Page (www.conservation.ca.gov) indicates a maximum PGA on the order of 0.61g for a seismic event with a 10 percent probability of exceedance in 50 years (design basis earthquake).

There are no earthquake faults delineated on Alquist-Priolo Fault Zone maps within the project area, and CGS's website indicates that the closest known fault is the Fickle Hill fault, which is approximately 6 miles northeast of the project site in Arcata (California Geological Survey 2016). However, the project area is in a seismically active area of Northern California, and some degree of ground motion resulting from seismic activity in the region is expected during the long-term operation of the project.

The State of California provides minimum standards for building design through the CBC. Where no other building codes apply, CBC Chapter 29 regulates excavation, foundations, and retaining walls. The CBC applies to building design and construction in the state and is based on the federal Uniform Building Code used widely throughout the country. The CBC has been modified for California conditions with numerous more detailed or more stringent regulations. Specific minimum seismic safety and structural design requirements are set forth in CBC Chapter 16. The CBC identifies seismic factors that must be considered in structural design. Additionally, the project does include a 1,800-sf residence above the 1,800-sf office. The project would not expose people or structures to substantial adverse effects involving strong seismic ground shaking. Adherence to county and state seismic building standards would reduce potential impacts to a **less-than-significant** level.

3. Seismic-related ground failure, including liquefaction?

Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. Soil liquefaction causes ground failure that can damage roads, pipelines, underground cables, and buildings with shallow foundations.

According to the Humboldt County Web GIS system, the project site is not designated as an area subject to liquefaction. Design and construction of the project would incorporate appropriate engineering practices to ensure seismic stability as required by the CBC and county standards. Therefore, the project would not expose people or structures to substantial adverse effects involving seismic-related ground failure, including liquefaction. The impact is **less than significant**.

4. Landslides?

Slope failures, commonly referred to as landslides, include many phenomena that involve the downslope displacement and movement of material, either triggered by static (i.e., gravity) or dynamic (i.e., earthquake) forces. Earthquake motions can induce significant horizontal and vertical dynamic stresses in slopes that can trigger failure. Earthquake-induced landslides can occur in areas with steep slopes that are susceptible to strong ground motion during an earthquake. The youthful and steep topography of the Coast Range is known for its potential for landslides.

The project site is relatively flat with elevations that range from approximately 59 to 78 feet above mean sea level. The County's Web GIS identifies the seismic safety of the project site as low instability and shows that historic landslides have not occurred in the project area in the past. The majority of the project site is relatively flat with some areas having slopes up to 15 percent. The storage units and office/caretaker building would be constructed on flat land. Therefore, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. The impact is **less than significant.**

e. Result in substantial soil erosion or the loss of topsoil?

Grading, ground disturbance, and the removal of onsite groundcover and vegetation within the project footprint would occur during construction. CBC requirements relating to soil stability would be adhered to during construction as part of the Building Permit. Given the relatively flat topography of where the project components would be placed and the standard erosion control measures of Section 3432.9 of the *Humboldt County Framework Plan* and requirements of the North Coast RWQCB, the project is not expected to result in significant soil erosion or loss of topsoil during the construction phase or for the life of the project. Therefore, the project would not result in substantial soil erosion or the loss of topsoil, and the impact is **less than significant**.

e. 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 an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

As noted above, the location of the project site components is relatively flat and does not contain any areas of known slope instability. According to Humboldt County Web GIS mapping, the project site and surrounding area are rated as having a stability rating of 1 (Low Instability) and are not designated as an area subject to liquefaction or landslide. Design and construction of the project would incorporate appropriate engineering practices to ensure seismic stability as required by the CBC and county standards. Therefore, the project would not 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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse. The impact is **less than significant**.

e. 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?

Expansive soils possess a shrink-swell characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.

The project does not include any structures for human occupation. According to the *Swelling Clays Map of the Conterminous United States* by Olive et al. (1989), less than 50 percent of the project area is underlain by soils with abundant clays of slight to moderate swelling potential. Adherence to the special design considerations of the CBC for projects underlain by expansive soils would result in a **less-than-significant** impact.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

The office/caretaker building component of the project would be connected to the City of Eureka's sewage disposal system and would not require the construction and use of a septic system or other alternative wastewater disposal system. **No impact** would occur.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Small areas of the project site have already been disturbed, and there are no known unique paleontological resources, or unique geological features on or near the project site. Regional uplifting and other seismic activity in the area have limited the potential for discovery of paleontological resources. The potential for fossils to be discovered and inadvertently damaged during project construction is low, even in an area with a low likelihood of occurrence. As such, an inadvertent discovery protocol for paleontological resources has been included as **Mitigation Measure GEO-1**. With Mitigation Measure GEO-1, the project would not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature and the impact would be **less than significant with mitigation**.

Mitigation

Mitigation Measure GEO-1: Discovery of paleontological resources

The County shall ensure that in the event that paleontological resources are discovered, work shall be stopped within 66 feet of the discovery and a qualified paleontologist shall be notified. The paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. If fossilized materials are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agency to determine procedures that would be followed before construction is allowed to resume at the location of the find.

VIII. Greenhouse Gas Emissions

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Affected Environment

The process known as the *greenhouse effect* keeps the atmosphere near Earth's surface warm enough for the successful habitation of humans and other life forms. The greenhouse effect is created by sunlight that passes through the atmosphere. Some of the sunlight striking Earth is absorbed and converted to heat, which warms the surface. The surface emits a portion of this heat as infrared radiation, some of which is re-emitted toward the surface by greenhouse gases (GHG). Human activities that generate GHGs increase the amount of infrared radiation absorbed by the atmosphere, thus enhancing the greenhouse effect, and amplifying the warming of Earth.

Increases in fossil fuel combustion and deforestation have exponentially increased concentrations of GHGs in the atmosphere since the Industrial Revolution (Intergovernmental Panel on Climate Change 2018). Rising atmospheric concentrations of GHGs above natural levels result in increasing global surface temperatures—a process commonly referred to as *global warming*. Higher global surface temperatures, in turn, result in changes to Earth's climate system, including increased ocean temperature and acidity, reduced sea ice, variable precipitation, and increased frequency and intensity of extreme weather events (Intergovernmental Panel on Climate Change 2018). Large-scale changes to Earth's system are collectively referred to as *climate change*.

The principle anthropogenic (i.e., human-made) GHGs contributing to global warming are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated compounds, including sulfur hexafluoride, hydrofluorocarbons, and perfluorocarbons. Unlike criteria air pollutants, which occur locally or regionally, the long atmospheric lifetimes of these GHGs allow them to be well mixed in the atmosphere and transported over distances. Within California, transportation is the largest source of GHG emissions (41 percent of emissions in 2019), followed by industrial sources (24 percent) (California Air Resources Board 2022).

There is currently no federal law specifically related to climate change or the reduction of GHGs. California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this establishes a broad framework for the state's long-term GHG reduction and climate change adaptation program. Of particular importance is Senate Bill (SB) 32, which establishes statewide target to reduce GHG emissions to 40 percent below 1990 levels by 2030. Although not legislatively adopted, the governor has also issued Executive Order (EO) B-55-

18, which establishes a goal for state agencies to achieve carbon neutrality as soon as possible, and no later than 2045, and to achieve and maintain net negative emissions thereafter.

As discussed in Section III, *Air Quality*, the NCUAQMD has the primary responsibility for air quality management in Humboldt County. However, the NCUAQMD has not adopted any thresholds of significance for measuring the impact of GHG emissions generated by a proposed project. The county completed a draft Climate Action Plan (CAP) for the General Plan Update in January 2012, but the document was never finalized. The county is in the process of developing an updated CAP with local agencies. The CAP would explore locally oriented strategies to reduce emissions from vehicle travel, livestock, electricity consumption, and other sources of GHGs (County of Humboldt 2022).

Discussion

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction of the proposed project would generate emissions of CO_2, CH_4, and N_2O from mobile and stationary construction equipment exhaust and employee and haul truck vehicle exhaust. Removal of the 25 mature redwood trees would also result in a one-time loss of stored carbon and carbon sequestration potential of approximately 139 metric tons, based on the i-Tree tool[1]. All other emissions were estimated using CalEEMod, as described in Section III; the results are summarized in **Table 3**. Please refer to **Appendix A** for complete construction assumptions and calculation spreadsheets.

Table 3. Estimated Greenhouse Gas Emissions from Project Construction (metric tons per year)

Construction Year	CO_2	CH_4	N_2O	CO_2e[a]
2022	199.6	< 0.1	< 0.1	203.8
2023	150.6	< 0.1	< 0.1	152.5
Total	350.2	< 0.1	< 0.1	356.3

[a] Refers to carbon dioxide equivalent, which includes the relative warming capacity (i.e., global warming potential) of each GHG.

CH_4 = methane

CO_2 = carbon dioxide

N_2O = nitrous oxide

Once operational, the project would result in GHG emissions from regular employee and customer vehicle trips, landscaping equipment, and facility electricity consumption, water use, and solid waste generation. Long-term operational emission generated by these sources were quantified using CalEEMod, as described in Section III. **Table 4** summarizes the results of the emissions modeling and compare emissions. Refer to Appendix A for model outputs.

[1] The i-Tree planting calculator is a cooperative effort between the U.S. Forest Service, Davey Tree Expert Company, The Arbor Day Foundation, Society of Municipal Arborists, International Society of Arboriculture, Casey Trees, and SUNY College of Environmental Science and Forestry. It is available at the following link: https://planting.itreetools.org/

Table 4. Estimated Greenhouse Gas Emissions from Project Operation (metric tons per year)

Source	CO_2	CH_4	N_2O	CO_2e[a]
Vehicle trips	34	< 1	< 1	35
Landscaping equipment	1	< 1	< 1	1
Electricity consumption	46	< 1	< 1	47
Water use	9	< 1	< 1	26
Waste generation	0	1	-	27
Total emissions	90	2	< 1	135

[a] Refers to carbon dioxide equivalent, which includes the relative warming capacity (i.e., global warming potential) of each GHG.

CH_4 = methane

CO_2 = carbon dioxide

N_2O = nitrous oxide

As noted above, neither NCUAQMD nor the County has established thresholds of significance for evaluating a project's GHG emissions. Because there are no applicable thresholds for projects in NCUAQMD or the County, NCUAQMD recommends the use of thresholds and guidance provided by other air districts in the state such as the Bay Area Air Quality Management District (BAAQMD). BAAQMD has developed project screening criteria to provide lead agencies and project applicants with a conservative indication of whether a project could result in potentially significant impacts related to GHG emissions. As Table 4 demonstrates, the applicable screening criteria would not exceed the 1,100 metric tons (MT) of carbon dioxide equivalent (CO_2e)/year GHG threshold established by the BAAQMD for land use projects, other than permitted stationary sources. The impact would be **less than significant**.

b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Humboldt County has released a draft CAP on April 7, 2022 for public review, with the goal of being adopted in 2023. The CAP includes a GHG emissions inventory for 1990 and 2015 and a GHG forecast for 2030. The CAP presents a range of measures and a plan for the region to reach its emissions targets of 40 percent below 1990 levels, consistent with SB 32. Once adopted, the CAP can be used for streamlining future development, because it includes a consistency checklist as an appendix. The CAP Notes that "one important tool to encourage and facilitate development projects that further this CAP's VMT [vehicle miles traveled] goals is the CAP consistency checklist in Appendix E. When a new development project is proposed, the Cities and County can use the CAP consistency checklist to evaluate the consistency of proposed new development projects with this CAP. If a project design is consistent with all required elements of the checklist, the project can show that it is consistent with the CAP and thus the emissions it generates are not cumulatively considerable under CEQA." The CAP has not been adopted; as such, the CAP is not used to determine project significance.

The project is subject to a myriad of state regulations applicable to project design, construction, and operation that would reduce GHG emissions, increase energy efficiency, and provide compliance with the CARB *Climate Change Scoping Plan* (California Air Resources Board 2017). The State of California has the most comprehensive GHG regulatory requirements in the United States, with laws and regulations requiring reductions that affect project emissions. Legal mandates to reduce GHG emissions from vehicles, for example, reduce project-related vehicular emissions. Legal mandates to

reduce GHG emissions from the energy production sector that would serve the project would also reduce project-related GHG emissions from electricity consumption. Legal mandates to reduce per capita water consumption and impose waste management standards to reduce CH_4 and other GHGs from solid wastes are all examples of mandates that reduce GHGs.

Policies in the 2017 Scoping Plan are state programs (e.g., SB 350) that require no action at the local or project level. The project does not entail any features or elements that would obstruct implementation of these state programs. Short-term construction emissions could be offset to net zero through purchasing CO_2 offsets. However, due to the limited size of the project, there would be no significant sources of GHGs either during construction or during routine operation. Humboldt County is already on track to meet state targets outlined by the CARB scoping plan and SB 32 without any additional local programs. Therefore, the project would not conflict with achieving the state's adopted GHG reduction goals under AB 32 and SB 32, or its long-term emissions reduction trajectory. Based on this analysis, development of the project would have a **less-than-significant** impact.

The project proposes a facility that would require the construction and operation of a mini-storage center, with an office/caretaker building, storage unit, and residence. As a result, the project could generate both direct and indirect GHG emissions. As noted above, there are no local plans that have been adopted for the purpose of reducing the emissions of GHGs.

In 2006, the California Global Warming Solutions Act (AB 32) definitively established the state's climate change policy and set GHG reduction targets (Health & Safety Code 38500 et seq.), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing GHG emissions. Recommendations to reduce residential GHG emissions include promoting energy efficiency in new development and improved coordination of land use and transportation planning on the city, county, and subregional level, and other measures to reduce automobile use.

CARB announced in July 2018 that the state has already met the AB 32 goal of reducing emissions to 1990 levels by 2020 approximately 4 years early. As stated in the *Executive Summary of the 2018 Edition of the California Greenhouse Gas Emissions Inventory: 2000–2016* (California Air Resources Board 2018):

> The inventory for 2016 shows that California's GHG emissions continue to decrease, a trend observed since 2007. In 2016, emissions from routine GHG emitting activities statewide were 429 million metric tons of CO_2 equivalent ($MMTCO_2e$), 12 $MMTCO_2e$ lower than 2015 levels. This puts total emissions just below the 2020 target of 431 million metric tons. Emissions vary from year-to-year depending on the weather and other factors, but California will continue to implement its greenhouse gas reductions program to ensure the state remains on track to meet its climate targets in 2020 and beyond.

Due to the limited size of the project, particularly the small number of vehicle trips that would be generated and limited use of energy, there would be no significant sources of GHGs either during construction or during routine operation. Based on this analysis, development of the project would have a **less-than-significant** impact.

IX. Hazards and Hazardous Materials

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b.	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?	☐	☐	☒	☐
c.	Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d.	Be located on a site that 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?	☐	☐	☐	☒
e.	Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Affected Environment

The project is a mini-storage center with office/caretaker building and parking. The project does not involve the handling or emissions of acutely hazardous materials, substances, or waste. The project site is in unincorporated Humboldt County, in the Myrtletown area of Eureka, at the northwest corner of Lucas Street and Myrtle Avenue. The site is accessed from either Lucas Street or Myrtle Avenue. The majority of the project site is vacant, with the exception of an office, a small residence, and a couple of small accessory storage sheds. The residence is currently unoccupied.

The State Water Resources Control Board (SWRCB) Geotracker website did not identify any cleanup sites on the project site or in the vicinity. The closest active site is Humboldt Petroleum at 1434 Myrtle Avenue, approximately 0.6 mile to the northwest (State Water Resources Control Board

2020). The project site is not on any other Cortese List site (California Environmental Protection Agency 2020).

The closest school to the project site is Zane Middle School at 2155 S Street in Eureka, which is approximately 0.6 mile west of the project site. The closest airport is Murray Field Airport, which is approximately 1.3 aerial miles northeast of the project site. The project site is relatively flat and in an urban area not subject to substantial risk from wildland fires. Humboldt County's Web GIS classifies the project area as being in an area of Moderate Fire Hazard. The project site is within the Humboldt Bay Fire (HBF) response area.

Discussion

a.-b. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The project site is currently 2.2 acres in size and consists of three parcels. The lot line adjustment would reconfigure them into two parcels, a small 5,500-sf residential lot (not a part of the project) on the northern end of the site, and a remaining lot of about 2.1 acres to be commercially developed as a mini-storage center. All existing structures onsite are proposed to be removed as part of the project.

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed (i.e., Cortese List). The project site was not identified in any of the regulatory databases (California Environmental Protection Agency 2020).

Typically, self-storage facilities and retail commercial land uses do not generate, store, dispose of, or transport quantities of hazardous substances. Construction equipment that would be used to build the project has the potential to release relatively small amounts of oils, greases, solvents, and other finishing materials through accidental spills. While the release of any of these materials could have the potential to affect surrounding land uses, a release of a significant amount of these hazardous substances is not likely due to the relatively small amount of material that would be stored or used onsite and through the requirement of County ordinance to protect riparian habitats and aquatic resources from potential impacts during project construction.

In addition to construction use, project operations would result in the use of common hazardous materials as well, including fuels, oils, bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 CFR Parts 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol (CHP). Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to **less-than-significant** levels.

c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

There are no existing or proposed schools within 0.25 mile of the project site. The closest school to the project site is Zane Middle School at 2155 S Street in Eureka, which is approximately 0.6 mile

west of the project site. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. **No impact** would occur.

d. Be located on a site that 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?

The State's Hazardous Waste and Substances Sites List (Cortese List, Government Code 65962.5) identifies sites with leaking underground fuel tanks, hazardous waste facilities subject to corrective actions, solid waste disposal facilities from which there is a known migration of hazardous waste, and other sites where environmental releases have occurred. The SWRCB Geotracker website did not identify any cleanup sites on the project site or in the vicinity. The closest active site is Humboldt Petroleum at 1434 Myrtle Avenue, approximately 0.6 mile to the northwest (State Water Resources Control Board 2020). The project site is not on any other Cortese List site (California Environmental Protection Agency 2020). Therefore, the project is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. **No impact** would occur.

e. Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard or excessive noise for people residing or working in the project area?

The project site is located approximately 1.3 miles from the Murray Field Airport. No aspect of the project would result in a safety hazard or excessive noise for people residing or working in the project area as a result of the airport's proximity. **No impact** would occur.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project site is accessed from either Lucas Street or Myrtle Avenue. The project would not impair or physically affect any adopted emergency response plan or evacuation plan. The project would not require the closure of any public or private streets or roadways and would not impede access of emergency vehicles to the project site or any surrounding areas. The project would be reviewed by HBF and would provide all required emergency access in accordance with the requirements of the Department. As such, the project would not interfere with any emergency response or evacuation plan and **no impact** would occur.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The project site is not located near wildlands, is not within or near a state responsibility area, and is not on lands classified as a very high fire hazard severity zone. **No impact** would occur.

X. Hydrology and Water Quality

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c.	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 that would:				
	1. Result in substantial erosion or siltation on or off site;	☐	☐	☒	☐
	2. Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site;	☐	☐	☒	☐
	3. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
	4. Impede or redirect flood flows?	☐	☐	☐	☒
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Affected Environment

This project site is in the Eureka Plain watershed in the Myrtletown area of unincorporated Humboldt County, next to Eureka. The Eureka Plain Watershed encompasses Humboldt Bay and the watersheds that drain into Humboldt Bay, primarily Jacoby, Freshwater, and Salmon Creeks and Elk River. The terrain is coastal hills in the east down to the coastal plain in the west. Vegetation consists of redwood and Douglas-fir interspersed with some hardwoods and meadows. The plains area is typified by pasture land and freshwater and saltwater wetlands with some limited cultivation. Land use is primarily timber production, with agricultural uses in the non-forested areas consisting primarily of grazing and dairies. Precipitation ranges from 32 to 98 inches annually, mostly rain.

The project area is subject to the SWRCB's general permit for municipal separate storm sewer systems (MS4 General Permit). The MS4 General Permit requires development projects comply with post-construction stormwater requirements based on low-impact development standards.

The project site is within the HCSD, which provides water and wastewater collection. The HCSD supplies water to 8,868 active connections (2015). Approximately 8,553 connections are residential (8,132 single family, 421 multifamily), 277 connections are commercial, 19 connections are landscape irrigation, and 19 other connections are used for sale of bulk water to water trucks, construction meters, and fire services. There are no industrial or agricultural connections.

The project site is not within a 100-year or 500-year flood zone (Federal Emergency Management Agency 2017). The project site is not in an area that is at risk from dam failure, seiche, tsunami, or mudflow.

Discussion

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Onsite stormwater drainage would be collected in 42-inch Advanced Drainage Systems pipe and discharged to Lucas Street and Myrtle Avenue. The project would involve the disturbance of onsite soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit, improvement plans, or both prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. The county has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the North Coast RWQCB which requires the county to reduce pollutants in stormwater to the maximum extent practicable. Additionally, the project area is subject to the SWRCB's MS4 General Permit. The MS4 General Permit requires that the county require certain development projects to comply with post-construction stormwater requirements based on low-impact development standards. These standards are intended to maintain a site's pre-development runoff characteristics by using design techniques that capture, treat, and infiltrate stormwater onsite.

The project would also require preparation and implementation of a stormwater pollution prevention plan (SWPPP) because the project would include more than 1 acre of ground disturbance. The SWPPP would document the stormwater dynamics at the site, the BMPs and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost-effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. The SWPPP would ensure that water quality is protected during construction activities and long-term operation of the project. Adherence to the requirements described above would result in **less-than-significant** impacts.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project does not involve the installation of groundwater wells. Potable water would be provided by HCSD. The project is not anticipated to substantially deplete groundwater supplies because water

would only be used for the bathroom in the office/caretaker building, and the 7,200 sf of landscaping. Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The impact is **less than significant**.

c. 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 that would:

1. Result in substantial erosion or siltation on or off site?

Short-term erosion impacts during the construction phase of the project would be prevented through an erosion and sediment control plan. A grading plan and erosion and sediment control plan are required in accordance with the county's Grading, Excavation, and Erosion and Sediment Control Ordinance and the current State General Permit to Discharge Storm Water Associated with Construction Activities and must be submitted for plan check and approval by the building official prior to final approval of the project. The erosion and sediment control plan would include construction BMPs to reduce sediment transport to the maximum extent feasible. In addition, in accordance with the requirements of the most recent NPDES General Construction Activities Permit, a Notice of Intent filed with the SWRCB and preparation of a SWPPP would also be required before project construction commences.

As described above, the project area is subject to the SWRCB's MS4 General Permit. These standards are intended to maintain a site's predevelopment runoff characteristics by using design techniques that capture, treat, and infiltrate stormwater onsite. Adherence to the MS4 General Permit standards and the requirements described above would ensure that the project would not result in substantial erosion or siltation onsite or offsite. The impact is **less than significant**.

2.-3. Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site or create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The project has been reviewed by county Public Works and Planning staff for conformance with county ordinances and standards with regard to stormwater. The project would include adequate and appropriate facilities to ensure no substantial increase in the amount or rate of stormwater runoff from the site in a manner that would result in flooding or additional sources of polluted runoff. The impact is **less than significant**.

4. Impede or redirect flood flows?

The project site is not within a 100-year or 500-year flood zone (Federal Emergency Management Agency 2017). No aspect of the project would impede or redirect flood flows as the project site is not within a flood zone. Therefore, the project would not place structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. **No impact** would occur.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project site is not in an area that is at risk from flood hazard or tsunami inundation and is not in a seiche zone. The project is not located near a large body of water capable of producing a seiche and is not located near the coast in a tsunami inundation area. Therefore, the project would not result in

inundation by flood hazard, seiche, or tsunami. The project site is not in a dam failure inundation area according to the Humboldt County Web GIS system. **No impact** would occur.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

There are no conditions associated with the project that would result in a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan beyond what is described in the responses to items a through d above. The project would be required to adhere to the standards/requirements of the NPDES Municipal Stormwater Permit, MS4 General Permit, and BMPs of the SWPPP. Therefore, the project would not substantially degrade water quality or conflict with or obstruct a water quality control plan or sustainable groundwater management plan. **No impact** would occur.

XI. Land Use and Planning

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?	☐	☐	☐	☒
b.	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?	☐	☐	☐	☒

Affected Environment

The project includes a lot line adjustment, minor zone boundary adjustment, CUP, and the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtletown area of Eureka. The site currently consists of three parcels. The lot line adjustment would reconfigure them into two parcels, a small 5,500-sf residential lot on the northern end of the site, and a remaining lot of about 2 acres to be commercially developed. The proposed CUP is for the storage warehouses that are a conditionally permitted use in the C1 zone.

Associated with the lot line adjustment is the adjustment of the site's general plan designation and zoning boundary between the Commercial General (CG) and Residential Medium Density (RM) designations and corresponding Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO, Q). The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor (**Figure 2**). The remaining commercial area would be developed and used as a mini-storage center with the zoning C-1/GO.

Discussion

a. Physically divide an established community?

With approval of the above-noted discretionary permits the project would not disrupt or divide the physical arrangement of the community. **No impact** would occur.

b. 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?

As part of project review, staff considered consistency with all county policies and regulations, including those which are intended to avoid an environmental effect, and found the project to be consistent. Therefore, based on the analysis conducted in this document, it was determined that the project would not conflict with any adopted land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. **No impact** would occur.

XII. Mineral Resources

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Affected Environment

There are no sand and gravel resources mined in the project area. The nearest such resources are along the Mad River near Blue Lake approximately 9 miles to the northeast.

Discussion

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No known mineral resources have been identified on the project site nor in the project vicinity. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. **No impact** would occur.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

The project site is located in unincorporated Humboldt County in Eureka, several miles from the nearest resource recovery site. Figure 10.1 of the General Plan shows rock and mineral extraction sites; it does not identify the project site as a rock and mineral extraction site (County of Humboldt 2017:10-24). No known mineral resources have been identified on the project site. Therefore, the project would not result in the loss of availability of a locally important mineral resource site delineated on a local general plan, specific plan, or other land use plan. **No impact** would occur.

XIII. Noise

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	☐	☒	☐	☐
b.	Generate excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c.	Be located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Affected Environment

The ambient noise environment in the project area and in the vicinity is characteristic of an urban environment (e.g., local traffic). Vehicle traffic on local roadways such as Myrtle Avenue and Lucas Street are the dominant noise sources in the area. Natural noise sources, such as bird vocalizations and leaves rustling in the wind, also are audible in the project area.

The Humboldt County General Plan Noise Element includes a number of policies with regard to noise. The following policies are most applicable to the project.

Policy N-P1. Minimize Noise from Stationary and Mobile Sources. Minimize stationary noise sources and noise emanating from temporary activities by applying appropriate standards for average and short-term noise levels during permit review and subsequent monitoring.

Policy N-P4. Protection from Excessive Noise. Protect persons from existing or future excessive levels of noise which interfere with sleep, communication, relaxation, health or legally permitted use of property.

The Humboldt County General Plan also provides the following standards applicable to the project.

Short-term Noise Performance Standards (L_{max}). The following noise standards, unless otherwise specifically indicated, shall apply to all property within their assigned noise zones and such standards shall constitute the maximum permissible noise level within the respective zones [Included in this MND as **Table 5**].

Exceptions. The Short-Term Noise levels [included in this MND as Table 5] shall not apply to uses such as, but not limited to:

1. Portable generator use in areas served by public electricity when electrical service is interrupted during emergencies as determined by the Planning Director.
2. Temporary events in conformance with an approved Conditional Use Permit.

3. Use of chainsaws for cutting firewood and power equipment used for landscape maintenance when accessory to permitted on-site uses.
4. Heavy equipment and power tools used during construction of permitted structures when conforming to the terms of the approved permit.
5. Emergency vehicles.

Table 5. Humboldt County Short-Term Noise Standards (L_{max})

Zoning Classification	Day (maximum) 6:00 a.m. to 10:00 p.m. dBA	Night (maximum) 10:00 p.m. to 6:00 a.m. dBA
MG, MC, AE, TPZ, TC, AG, FP, FR, MH	80	70
CN, MB, ML, RRA, CG, CR, C-1, C-2, C-3	75	65
RM, R-3, R-4	65	60
RS, R-1, R-2, NR	65	60

Source: County of Humboldt 2017

Notes:

MG=Industrial General
MC=Industrial/Coastal Dependent
AE=Agriculture Exclusive
TPZ=Timber Production Zone
AG=Agriculture General
FP=Flood Plain
FR=Forestry Recreation
MH=Heavy Industrial
CN=Neighborhood Commercial
MB=Business Park
ML=Light Industrial
RRA=Rural Residential Agriculture
CG=Commercial General
CR=Commercial Recreation
C-1=Neighborhood Commercial
C-2=Community Commercial
C-3=Industrial Commerce
RM=Residential Multi-Family
R-3=Residential Multiple Family
R-4=Apartment Professional
RS=Residential Suburban
R-1=Residential One-Family
R-2=Residential Two-Family
NR=Natural Resources

Discussion

a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

The project activities would take place in an infill parcel in unincorporated Humboldt County in the Myrtletown area of Eureka, which is surrounded by a mix of residential and commercial uses. The project includes a lot line adjustment, minor zone boundary adjustment, CUP, and construction and operation of a mini-storage center. The existing county noise standard sets a maximum permissible noise level for zoning classifications. The most stringent noise standard, applicable to residential uses, is 65 A-weighted decibels (dBA) maximum sound level (L_{max}) during daytime hours of 6:00 a.m. to 10:00 p.m.

The use of heavy equipment for construction of the project would result in a short-term increase in ambient noise levels. This noise increase would be of short duration and would occur during daytime hours. Accounting for all phases, construction is expected to take about 11 months. Equipment types involved in construction would generate maximum noise levels, as indicated in **Table 6**, ranging from approximately 73 to 90 dBA L_{max} at a distance of 50 feet.

Because there are existing residences in the project area that are as near as 30 feet to the project site, noise levels at the nearest residence could exceed 90 dBA on a short-term basis during use of a

concrete saw, but noise levels of the magnitude would only occur for a brief period of time when equipment is operating at its closest location to a residential property line.

Table 6. Construction Equipment Noise

Type of Equipment	L_{max} Noise Limit at 50 feet, dBA
Bulldozer	85
Concrete Saw	90
Loader	80
Backhoe	80
Grader	85
Crane	83
Forklift	84
Generator	82
Welder	73
Cement Mixer	85
Paver	85
Roller	85
Air Compressor	80
Pneumatic Tool	85

Source: Federal Transit Administration 2018; Thalheimer 2000.

As described in the County's General Plan, heavy equipment and power tools used during construction of permitted structures, which includes the project, are not subject to the County short-term noise standards. Although the project is not technically subject to the noise limits from the General Plan, the project's construction noise could still cause an increase in ambient noise levels at nearby residences. Consequently, to ensure that impacts from construction noise levels are reduced to a less-than-significant level, **Mitigation Measure NOI-1** is incorporated.

The project would be open year-round. The self-storage units are two-story and the nearest unit would be approximately 30 feet from the nearest residence to the north. Access to the site would be access-restricted to storage unit customers and activities associated with the project generally occur during daylight hours typically between 8:00 a.m. to 5:00 p.m. The project would result in noise that is similar to noise sources and levels currently occurring in the project area, such as human speech, car engine starts, and occasional vehicle engine idling.

Long-term operation of the project is not expected to generate substantial noise levels that would exceed General Plan noise standards. Human sound perception, in general, is such that a change in sound level of 1 decibel (dB) cannot typically be perceived by the human ear, a change in sound level of 3 dB is just noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling or halving the sound level. A doubling of actual sound energy is required to result in a 3 dB (i.e., barely noticeable) increase in noise; in practice, this means that the volume of traffic on a roadway typically needs to double to result in a noticeable increase in noise (California Department of Transportation 2013). It is estimated that the project may generate up to 20 vehicle trips per day. Given the low number of daily trips that the project is expected to generate, it is very unlikely that that the volume of traffic would double on any local roadway in the area and cause a noticeable

increase in noise. Consequently, traffic noise from the project would not result in excessive noise levels.

The project would adhere to the policies above from the Humboldt County General Plan Noise Element, which would ensure that impacts from the project would be less than significant. As noted above, construction noise would not be subject to the County's noise standards but could still increase ambient noise in the area of the project. Therefore, with Mitigation Measure NOI-1, the project would not expose persons to or result in the generation of noise levels in excess of standards established in the General Plan, or applicable standard of other agencies. The impact is **less than significant with mitigation**.

Mitigation

Mitigation Measure NOI-1: Construction noise

The County will ensure that the following shall apply to construction noise from tools and equipment:

a) The operation of tools or equipment used in construction, drilling, repair, alteration, or demolition shall be limited to between the hours of 8 a.m. and 5 p.m. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.

b) No heavy equipment related construction activities shall be allowed on Sundays or holidays.

c) All stationary equipment and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

b. Generate excessive groundborne vibration or groundborne noise levels?

Ground vibration generated by construction equipment spreads through the ground and diminishes rapidly in magnitude with distance. The project would not involve the use of high-impact activities such as pile driving. Use of construction equipment at the proposed site would potentially result in groundborne vibration in the immediate vicinity of those pieces of equipment that are in operation. However, vibration generated by equipment would only occur for a short period of time when the equipment is operated at its nearest point to the property lines of the nearest residences. The piece of equipment that may produce the highest level of vibration is a roller, which can produce a level of 0.2 inches per second peak particle velocity at a distance of 25 feet. This level of vibration may be perceptible for short period of time when equipment is operated close to the nearest residences, but this would only occur for a small part of the construction period. This level of vibration would not be high enough to cause damage to building structures. Also, because work would be done during daytime hours, there would be no sleep disturbance due to heavy equipment vibration. Vibration is not expected to result in annoyance to neighboring residents, nor result in damage to buildings. For these reasons the project is not anticipated to generate excessive vibration levels, and this impact is **less than significant**.

c. Be located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?

There are no private airstrips in the project area; therefore, the project would not be within the vicinity of a private airstrip. The closest public use airport is Murray Field Airport, which is

approximately 1.3 miles northeast of the project site. The project site is not located within the airport influence area of Murray Field. The project would add living quarters, but this new use would be more than a mile away from the location of the 60 community noise equivalent level noise contour for the airport. Consequently, people residing or working in the project area would not experience any changes in airport-related noise. Therefore, the project would not expose people residing or working in the project area to excessive noise levels from a private airstrip or public use airport. **No impact** would occur.

XIV. Population and Housing

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b.	Displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Affected Environment

Humboldt County is a rural county with a large land area and low population density. The 2010 Census reported the county's population to be 134,623, which represents an increase of 8,105 over the population reported in the 2000 Census (CensusViewer 2012). The California Department of Finance (DOF) prepares estimates of statewide, county, and city populations for years between the decennial census that are used by state and local government for planning purposes and to allocate funding. The DOF estimates the 2018 population of Humboldt County to be 136,002, which is an increase of 1,379 people since the 2010 Census (California Department of Finance 2018).

The project site is located in Census Tract 8 in Humboldt County, which is 6 square miles, with a population of 5,376 persons (2018), and 894.3 people per square mile. The average household size is 2.5 and the number or occupied housing units is 93 percent, of which 51 percent are renter occupied (U.S. Census Bureau 2017).

Discussion

a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

The estimated number of employees is two, a resident caretaker and office manager, with one or two more temporary, part-time employees as needed for maintenance or special projects. Growth-inducing impacts are generally caused by projects that have a direct or indirect effect on economic growth, population growth, or when the project taxes community service facilities which require upgrades beyond the existing remaining capacity. The project does not include any new homes or new roads or other growth-inducing infrastructure. Therefore, the project would not induce substantial unplanned population growth in the area either directly or indirectly, and **no impact** would occur.

b. Displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project would not displace people or existing housing. The existing residence on the project site in the northeast corner would remain and become a separate parcel. Therefore, the project would not displace a substantial number of existing housing or people, necessitating the construction of replacement housing elsewhere. **No impact** would occur.

XV. Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 following public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Affected Environment

Fire protection in Humboldt County is provided by local districts, cities, and the California Department of Forestry and Fire Protection (CAL FIRE). The project site is within the HBF fire response area. Fire Administration (headquarters) is located at 533 C Street in Eureka. HBF provides fire protection services to the city of Eureka and greater Eureka area. Responding to approximately 7,000 calls for service each year (from five fire stations), HBF is a full-service, all-risk fire department. HBF staffs five fire stations with 17 on-duty personnel working 48-hour shift schedules (Humboldt Bay Fire 2020).

Police protection services within the project area are provided by the Eureka Police Department (EPD), the Humboldt County Sheriff's Department, and CHP. The EPD is charged with the enforcement of local, state, and federal laws, and with providing 24-hour protection of the lives and property of the public. The EPD patrol section is staffed by six sergeants and 24 field officers. EPD's station is located at 604 C Street, approximately 1.9 miles west of the project site. EPD comprises 53 sworn officers, 31 professional staff civilian employees, 6 annuitants, and 7 volunteers (Humboldt Local Agency Formation Commission 2014).

The closest school to the project site is Zane Middle School at 2155 S Street in Eureka, which is approximately 0.6 mile west of the project site. Zane Middle School is a traditional middle school established in 1980, serving 6th through 8th grades.

The closest public park to the project site is the Eureka Dog Park at 2020 Watson Drive in Eureka. The Cooper Gulch Recreation Center at 1720 10th Street in Eureka offers play fields, a skate park, a nine-hole disc golf course, and walking trail.

Discussion

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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 following public services:

Fire protection?

The project site is approximately 2.1 acres in size and is comprised of three parcels that would be reconfigured into two with a lot line adjustment. The project consists of development of a mini-storage center. The project is required to meet all applicable fire codes set forth by the State Fire Marshal and the county's building code. The project may result in a slight incremental increase in the demand for emergency services; however, the size, location, and type of project would not place an undue hardship on the fire department since they are presently servicing the site as well as areas adjacent to the site. Fire protection services would be available from one of HBF's Eureka fire stations. HBF would review the building and grading plans when they are submitted to the County and would identify and provide recommendations to reduce any potential impacts. In addition, prior to final project approval, the Fire Marshal would verify that the project has been designed to conform to code. Therefore, the project would not exceed the capacity of HBF to serve the site with existing fire protection services and resources and the impact is considered **less than significant**.

Police protection?

Police protection services in the project area are provided by the EPD, the Humboldt County Sheriff's Department, and CHP. The project would not result in significant impacts on police protection services. Increased demand for police protection is not expected since they are presently servicing the site as well as the areas adjacent to the site. Therefore, the project would not exceed the capacity of the EPD or Humboldt County Sheriff's Department to provide police protection services to the project, and impacts would be **less than significant**.

Schools?

Because the project does not propose residential development and would not increase the population in the Myrtletown area of Eureka, the project would not create a need for new schools or increase any school population. Therefore, there would be **no impact** on local schools.

Parks and other Public Facilities?

Commercial projects such as this do not generate student, parkland, or library service demands; therefore, **no impact** would occur.

XVI. Recreation

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

Affected Environment

See the *Affected Environment* subsection under Section XV, *Public Services*, for a discussion of parks and recreational resources.

Discussion

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Because the project does not propose residential development and would not increase the population in the area, the project would not substantially increase the demand for public parks. **No impact** would occur.

b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

The project does not include recreational facilities and would not require the construction or expansion of recreational facilities. Because the project does not propose residential development and would not increase the population in the area, the project would not substantially increase the demand for recreational facilities. **No impact** would occur.

XVII. Transportation

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b.	Conflict or be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c.	Substantially increase hazards because of a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d.	Result in inadequate emergency access?	☐	☐	☐	☒

Affected Environment

The project site is approximately 2.1 acres in size and located in Humboldt County, in the Myrtletown area of Eureka, at the northwest corner of the intersection of Lucas Street and Myrtle Avenue. The project site is accessed from either Lucas Street or Myrtle Avenue. There are no highways in the immediate vicinity. US 101 is approximately 1 aerial mile north of the project site. Myrtle Avenue contains Class II bicycle facilities and sidewalks on both sides of the street. Lucas Street has a sidewalk on the south side of the street. According to the Humboldt Transit Authority website, there is no public transit available in the immediate project area. The nearest available transit system is the Eureka Transit Service, which has multiple locations on the west side of Eureka, and the Redwood Transit System, which offers service along US 101 and SR 255 (Humboldt Transit Authority 2022). The closest airport Murray Field Airport, which is approximately 1.3 aerial miles northeast of the project site.

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. Humboldt County has not yet adopted VMT screening criteria and thresholds for VMT. CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMT. Projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to have less-than-significant impacts, as should any project that would decrease VMT compared to existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this would generally be appropriate for discussions of construction traffic VMT.

Discussion

a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

The project site is accessed from either Lucas Street or Myrtle Avenue. Construction traffic for the project would result in a short-term increase in construction-related vehicle trips along these roadways. Construction would result in vehicle trips by construction workers and haul-truck trips for delivery and disposal of construction materials and spoils to and from the project site. Due to their short-term nature, construction activities would not result in substantial adverse effects or conflicts with plans governing the local roadway system.

The county has adopted a Regional Bicycle Plan, Regional Pedestrian Plan, and Transit Development Plan. The project was reviewed for consistency with these documents. All facilities identified in these plans for this area are either already installed or will be installed when vacant/underutilized parcels are developed, and the project does not affect or conflict with these planning documents. Vehicle/truck traffic generated by long-term operation of the project is estimated to be between 15 and 20 daily trips. The project is consistent with the existing General Plan land use designations and zoning and would not generate trips that were not previously anticipated in the county's current countywide traffic model. The project has been reviewed by County departments and no peculiar or challenging characteristics were identified to require further access and circulation analysis. The project would not result in any new or unanticipated impacts with respect to the county's level of service policies. The impact is **less than significant**.

b. Conflict or be inconsistent with State CEQA Guidelines Section 15064.3, subdivision (b)?

The project site is not within 0.5 mile of a transit stop or along a transit corridor. The nearest available transit system is the Eureka Transit Service, which has multiple locations on the west side of Eureka, and the Redwood Transit System, which offers service along US 101 and SR 255 (Humboldt Transit Authority 2022). Automobiles/trucks would be the primary method of getting to and from the project site during construction and operations. VMT is unknown for the project for construction and operations; however, VMT is anticipated to be very low because of the nature of the project and small number of employees.

According to the Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory), "new retail development typically redistributes shopping trips rather than creating new trips," and most noteworthy:

> By adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact.

The Technical Advisory indicates that local-serving retail (and other commercial uses) generally redistributes trips in a manner that reduces VMT compared to the existing baseline. The project is local-serving commercial. The project is a nonresidential development of an infill property, surrounded by existing development. The project does not include any unique characteristics that would draw in regional traffic or would prompt longer trips. A search for similar storage facilities revealed that the nearest such facility, Myrtle Avenue Storage Center, is approximately 0.2 mile from the project site. Cutten Mini Storage, located in the Cutten area of Eureka, is the second nearest and is approximately 1.6 miles from the project site. From there, the nearest facilities are SherLock Mini

Storage (2.4 miles), Indianola Storage (2.8 miles), Rainbow Self Storage (3.3 miles), and Fields Landing Storage (6.4 miles). The project would locate self-storage services in proximity to existing developed areas and would therefore have a neutral or positive impact on VMT; therefore, impacts are **less than significant**.

c. Substantially increase hazards because of a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project would not increase hazards due to geometric design features or incompatible uses. As shown in Figure 2, the project's driveway takes access from Lucas Street and has been designed to accommodate fire department apparatus and the turning radii requirements of fire department vehicles and equipment. The project does not involve any potentially dangerous traffic or transportation hazards, nor does it propose any incompatible uses that could affect existing traffic or circulation in the project area. The proposed driveway access would comply with all design requirements of the HCC and engineering standards. **No impact** would occur.

d. Result in inadequate emergency access?

The project would not result in inadequate emergency access. The project site would be accessed from Lucas Street from either Myrtle Avenue from the east or Harrison Avenue from the west. The project has been designed to incorporate all required HBF standards to ensure that it would not result in hazardous design features, or inadequate emergency access to the site or areas surrounding the site. Therefore, the project would not result in inadequate emergency access, and **no impact** would occur.

XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project 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:				
a. 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	☐	☒	☐	☐
b. 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. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Affected Environment

Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources, or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. A cultural landscape that meets these criteria is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape. Historical resources, unique archaeological resources, or non-unique archaeological resources may also be tribal cultural resources if they meet these criteria.

The project site is located in Humboldt County, in the Myrtletown area of Eureka, at 1840 Myrtle Avenue on the northwest corner of the intersection of Lucas Street with Myrtle Avenue. The project site is surrounded by a mix of residential and commercial uses to the north, east, and south, and a large vacant forested gulch area to the west.

Under AB 52, lead agencies must avoid damaging effects on tribal cultural resources, when feasible, whether consultation occurred or is required. The county contacted the tribal representatives of the Bear River Band of the Rohnerville Rancheria, Wiyot Tribe, and Blue Lake Rancheria and provided them with project information and asked if they would like to consult on the project. The tribal representatives did not know of any cultural resources or tribal cultural resources on the project site and recommended that the project be conditioned with the standard inadvertent archaeological

discovery protocol. No cultural resources investigation was prepared for the project because the site is an infill site that has previously been disturbed.

Discussion

Would the project 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:

a. 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)?

There are no known tribal cultural resources in the project area. Although discovery of tribal cultural resources during project construction is not anticipated, **Mitigation Measure CUL-1** (see Section V, *Cultural Resources*) would be included to ensure that potential project impacts on inadvertently discovered tribal cultural resources are eliminated or reduced to less-than-significant levels. A condition of approval is also included in the Staff Report requiring evaluation of any potential cultural or tribal cultural resources, Tribal Historic Preservation Officer contact, and the appropriate treatment of any resources. The impact is **less than significant with mitigation**.

Mitigation

Mitigation Measure CUL-1 (see Section V, *Cultural Resources*)

b. 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?

As required by AB 52, the County sent requests for formal consultation to three local tribes—the Bear River Band of the Rohnerville Rancheria, Wiyot Tribe, and Blue Lake Rancheria. The county did not receive requests for formal consultation from any tribe. A cultural resources report was not prepared for the project. No tribes have indicated that there are tribal cultural resources on the project site, and to date none have requested consultation per PRC Section 21080.3.1. The tribal representatives recommended that the project be conditioned with the standard inadvertent archaeological discovery protocol.

Upon review of comments from each tribal representative, the County determined that the project would not cause a substantial adverse change in the significance of a known tribal cultural resource. However, due to the potential to uncover tribal cultural resources during project construction activities and long-term operation, an inadvertent discovery protocol has been included as **Mitigation Measure CUL-1** for the proposed project in Section V of this document. With the proposed mitigation, the project would not cause a substantial adverse change in the significance of a tribal cultural resource. The impact is **less than significant with mitigation**.

Mitigation

Mitigation Measure CUL-1 (see Section V, *Cultural Resources*)

XIX. Utilities and Service Systems

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c.	Result in a determination by the wastewater treatment provider that 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?	☐	☐	☒	☐
d.	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?	☐	☐	☒	☐
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Affected Environment

The project site is located within a developed area with the major utility infrastructure already installed. Powerline easements for electricity are located in Lucas Street and Myrtle Avenue. Existing sewer systems, stormwater treatment facilities, and water facilities are available to serve the project site. There is an existing AT&T vault and easement on the project site along Myrtle Avenue.

All of HCSD water demand is met with potable water. HCSD does not distribute recycled water or raw water. Wastewater collected within the HCSD is treated at the City of Eureka wastewater treatment facility. HCSD is not responsible for treatment of wastewater or wastewater recycling. Recycled wastewater is not currently being used in the HCSD service area and HCSD has no authority regarding the use of recycled wastewater.

Discussion

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. The project site is located in Humboldt County, in the Myrtletown area of Eureka. As such, the project site is served by all required utilities. The project consists primarily of modular storage units without plumbing, and the office/caretaker building. The project is consistent with the land use and zoning designations for the site and would be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. Minor additional infrastructure would be constructed within the project site to tie the project into the major systems, but these facilities would be constructed in locations where site development is already occurring as part of the overall project. There are no additional substantial impacts specific or particular to the minor infrastructure improvements as a result of project implementation. The impact is **less than significant**.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

The HCSD 2015 Urban Water Management Plan (UWMP), adopted May 20, 2016, estimates water demand and supply for the HCSD service area through the year 2020 water use goal, based on existing land use designations and population projections. The project is consistent with existing land use designations and zoning and is therefore consistent with the assumptions of the UWMP. The UWMP indicates that the water produced from the HCSD groundwater wells is very reliable and not susceptible to drought conditions and even if the single-year drought of record were repeated for 3 years, HCSD would still have more than adequate water supply to serve its current customers' needs. HCSD's UWMP establishes mandatory water conservation measures to reduce demand on their water supply. The UWMP indicates that these measures will ensure that supply meets projected demand. The project, which is consistent with existing land use designations and zoning, would not require new or expanded water supply entitlements. The impact is **less than significant**.

c. Result in a determination by the wastewater treatment provider that 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?

Wastewater collection is provided by HCSD in its service area. HCSD is not directly responsible for treatment of wastewater or wastewater recycling. Wastewater collected within the HCSD service area is treated at the Eureka wastewater treatment facility (Elk River Wastewater Treatment Plant). The project would be served by the Elk River Wastewater Treatment Plant. The North Coast RWQCB regulates water quality and quantity of effluent discharged from the city's wastewater treatment facilities. The amount of wastewater collected in 2015 in the HCSD system is 381.8 million gallons. The Elk River Wastewater Treatment Plant is designed for an average dry weather flow of 5.24 million gallons per day (mgd), a peak dry weather flow of 8.6 mgd, and a peak wet weather flow of 32 mgd. Secondary treatment is provided for all flows up to 12 mgd. The peak daily wastewater flow (December) is 1.92 mgd. Peak wet weather flows are likely two to three times this amount. The peaking factor for the system is estimated to be around six. No significant deficiency has been identified as existing in HCSD's existing collection system.

The project is a minor modification of the existing land use designation and would not generate a substantial amount of wastewater given that there is limited irrigation onsite and the only building is the office/caretaker building, which would be constructed in the southwest corner of the site. Therefore, the volume of wastewater generated by the project could be accommodated by the facility; the project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact is **less than significant**.

d. 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?

Waste generated by the project would include general construction waste and trash from workers. All such materials would be taken to a local transfer station that receives waste for export to an approved landfill. Both the Dry Creek and Anderson landfills have adequate capacity to accommodate the project and all other users in the county (GHD 2019). The impact would be **less than significant**.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The California Integrated Waste Management Act of 1989 (PRC Division 30), enacted through AB 939 and modified by subsequent legislation, required all California cities and counties to implement programs to divert waste from landfills (PRC 41780). Compliance with AB 939 is determined by the California Department of Resources, Recycling, and Recovery (CalRecycle), formerly known as the California Integrated Waste Management Board. Each county is required to prepare and submit an Integrated Waste Management Plan for expected solid waste generation within the county to CalRecycle. In 2010, the State legislature passed AB 341 (Chesbro), which set a statewide recycling goal of 75 percent by 2020 and is anticipated to be achieved through source reduction, recycling, and continued diversion of materials such as organic wastes. According to the draft EIR for the General Plan, the 2014 waste diversion rate for the unincorporated area of the county was 79 percent (County of Humboldt 2017:3.3-36).

All debris associated with construction and operations would be recycled to the extent feasible. Solid waste would be disposed of in accordance with local, state, and federal laws, including AB 939, and regulations as required by the project plans and specifications. Solid waste would be transported to an approved transfer station, with a final destination at either the Dry Creek or Anderson landfills or diverted to recycling facilities. The impact would be **less than significant**.

XX. Wildfire

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks of, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c.	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 on the environment?	☐	☐	☐	☒
d.	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?	☐	☐	☐	☒

Affected Environment

Fire protection in Humboldt County is provided by local districts, cities, and CAL FIRE. The project site is located in the unincorporated Myrtletown Area of Eureka within the HBF response area.

Discussion

a.–d.

The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity. **No impact** would occur.

XXI. Mandatory Findings of Significance

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b.	Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Affected Environment

The project information provided for each of the topics above has been reviewed for all actions associated with it that would occur during temporary construction and long-term operation. Based on the project description and its location, the project would not result in any significant impacts with the incorporated mitigation measures, as well as those standards and requirements of other regulating resource agencies and county departments.

Discussion

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

All impacts on the environment, including impacts on habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animal species, and historical and prehistorical resources were evaluated as part of the analysis in this document. Where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less-than-significant levels. Accordingly, with incorporation of the mitigation measures imposed throughout this document, the project would not substantially

degrade the quality of the environment, and impacts would be **less than significant with mitigation**.

b. Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

The project would not result in either individually limited or cumulatively considerable significant impacts. All resource topics associated with the project have been analyzed in accordance with CEQA Guidelines and found to pose no impact, a less-than-significant impact, or a less-than-significant impact with mitigation. In addition, taken in sum with other projects in the area the scale of the project is small and impacts on any environmental resource or issue areas would not be cumulatively considerable. In all instances where the project has the potential to contribute to cumulatively considerable impacts on the environment (including the resource categories biological resources, cultural resources, hydrology and water quality, noise, and public services), mitigation measures have been imposed to reduce the potential effects to less-than-significant levels. As such, with incorporation of the mitigation measures imposed throughout this document, the project would not contribute to environmental effects that are individually limited, but cumulatively considerable, and impacts would be **less than significant with mitigation**.

c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this document. In instances where the project has the potential to result in direct or indirect adverse effects on human beings, including impacts on geology and soils, hydrology and water quality, noise, and public services, mitigation measures have been applied to reduce the impact to below a level of significance. With required implementation of mitigation measures identified in this document, construction and operation of the project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings. The impact is **less than significant with mitigation**.

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N/A

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N/A

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N/A

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N/A

XXII. Mandatory Findings of Significance

N/A