



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: May 4, 2017

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Samoa Pacific Group Coastal Development Permit, Conditional Use Permit, Planned Development Permit and Special Permit**
Application Number 11279
Case Numbers CDP 16-064, CUP 16-209, PDP 17-001, SP 17-008
Assessor Parcel Numbers 401-031-036, 401-031-065, 401-031-038, 401-031-044, 401-031-046, 401-031-055, 401-031-059
Samoa area

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Please contact Michael Wheeler at (707) 268-3730, or by email at mwheeler@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date: May 4, 2017	Subject: Coastal Development Permit, Conditional Use Permit, Planned Development Permit and Special Permit	Contact: Michael Wheeler
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Project Description: A Coastal Development Permit, Conditional Use Permit, and Planned Development Permit for: 1) reconstruction and new construction for Vance Avenue from the north end of Samoa near Cookhouse Road southerly to the south end of the Samoa Pacific Group property. The work will include sidewalk construction, shoulder widening and installation of underground utilities; 2) development of an eighty (80) unit affordable housing project which includes ten buildings, including a community building with kitchen, office and meeting room; 3) construction of a water storage tank for domestic water and fire suppression for Samoa; and 4) construction of a new wastewater treatment and effluent disposal system for Samoa (The construction will be the first phase of a system that will be enlarged incrementally as new development progresses in Samoa). A Special Permit is required for Design Review.

Project Location: The project site is located in Humboldt County, in the Samoa area, on both sides of New Navy Base Road, approximately 500 feet southwest from the intersection of New Navy Base Road with the Samoa Bridge, on properties known as 920 and 931 Vance Road and the property known to be in Sections 16 and 17 Township 05 North, Range 01 West.

Present Plan Land Use Designations: Public Facility (PF); Residential Multiple Family (RM-Multi-Family)

Present Zoning: Public Facility [Urban] (PF1); Residential Multi-Family (RM-Multi-Family), Design Review (D), Planned Unit Development (P)

Case Numbers: CDP 16-064, CUP 16-209, PDP 17-001, SP 17-008

Assessor Parcel Numbers: 401-031-036-000, 401-031-065-000, 401-031-038-000, 401-031-044-000, 401-031-046-000, 401-031-055-000, 401-031-059-000

Applicant

Dan Johnson
Samoa Pacific Group LLC
5721 Ericson Way
Arcata, CA 95521

Owner

Samoa Pacific Group
5721 Ericson Way
Arcata, CA 95521

Agent

Mike O'Hern
Kelly O'Hern Associates
3240 Moore Avenue
Eureka, CA 95501

Environmental Review: Yes.

State Appeal Status: Project is appealable to the California Coastal Commission

Major Issues: None

**SAMOA PACIFIC GROUP COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT AND
PLANNED DEVELOPMENT PERMIT AND SPECIAL PERMIT**

Case Numbers CDP-16-064, CUP-16-209, PDP-17-001, SP-17-008

Assessor Parcel Numbers 401-031-036, 401-031-065, 401-031-038, 401-031-044,
401-031-046, 401-031-055, 401-031-059

Recommended Commission Action

1. Describe the application as a Public Hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

Move to adopt the Mitigated Negative Declaration, and make all of the required findings for approval of the Coastal Development Permit, Conditional Use Permit, Planned Development Permit and Special Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Samoa Pacific Group project subject to the recommended conditions.

EXECUTIVE SUMMARY

The applicant is requesting approval of a Coastal Development Permit, Conditional Use Permit, and Planned Development Permit to implement the first phase of the Samoa Town Master Plan development. This project phase includes four project elements:

- Reconstruction and new construction for Vance Avenue from the north end of Samoa near Cookhouse Road southerly to the south end of the Samoa Pacific Group property; and a Special Permit for Design Review. The work will include sidewalk construction, shoulder widening and installation of underground utilities;
- Development of an eighty unit affordable housing project which includes ten buildings, including a community building with kitchen, office and meeting room;
- Construction of a water storage tank for domestic water and fire suppression for Samoa; and
- Construction of a new wastewater treatment and effluent disposal system for Samoa (The construction will be the first phase of a system that will be enlarged incrementally as new development progresses in Samoa).

Background

Planning for the Samoa Town Plan development kicked off shortly after the historic lumber town of Samoa was purchased at auction in 2001 by the Samoa Pacific Group, LLC. The land purchased comprised 65 acres, and included the town of 98 houses, a restored hostelry, a post office, gymnasium, the Samoa Cookhouse, gift shop, fire house, wood shop, former gas station, the Women's Club, and the existing sewage treatment system. Samoa Pacific Group also purchased industrial and dune lands totaling approximately 150 acres which were formerly part of the lumbering operation but are mostly vacant and undeveloped land at this time.

In August 2002, the applicants submitted a Master Plan for the Samoa town site prepared by RNL Design in collaboration with The Planning Studio of Kevin Young. The Master Plan covers 171.7 acres of land in and adjacent to the existing town. The Master Plan provides for the future development of a wide range of uses within the town, including tourist-oriented accommodation and retail uses, new and renovated housing, business and industrial uses, historic/ cultural/ recreational uses, community uses and parks and open spaces. The Master

Plan was revised in July 2004 following completion of technical background studies. Further refinements of the Master Plan were presented in the Final Master Environmental Impact Report (FMEIR) and updated Master Plan.

The Coastal Commission later approved the Samoa Town Master Plan (STMP) amendments to the Humboldt Bay Area Plan. Future development under the STMP must comply with numerous policies controlling development timing, improvements, and protection of public access and coastal resources. Key to this was that new development would follow the subdivision of homes that comprised the former lumber town and the development of an upgraded waste water system capable to handle the ultimate build out of the community under the STMP. This order of development soon was shown to be problematic as the cost of the sewer upgrade became a major obstacle to proceeding with the project.

In July 2014, the County approved an applicant-initiated General Plan Amendment and Text Amendment to the Zoning Regulations for the subject property that changed the phasing provisions of the STMP adopted into the HBAP in order to allow the use of grant funding to off-set costs associated with the upgrades to the wastewater treatment facility (WWTF). The grant is tied to development of affordable, low and moderate income multi-family housing. In March of last year, the Coastal Commission certified these changes and in July 2016 the lands within the STMP ownership were subsequently combined into two "master" parcels. Master Parcel #2 contains the areas designated for multifamily development, the waste water facility and the Vance Avenue right of way. This is the parcel now under consideration. Master Parcel #3 contains the balance of the town and must await development of the wastewater facility before further development can proceed.

Project Proposal

The establishment of a separate master parcel for the future sewage disposal facility, multi-family housing and road improvements set the stage for a follow-up Coastal Development Permit, Conditional Use Permit and Planned Development Permit for the project currently before the Planning Commission. The STMP policies established a number of pre-application conditions that the applicant was required to demonstrate before the proposed project could be considered. These include: providing updated wetland resource mapping; a surveyed site plan that shows coastal resources, easement and utility infrastructure; a soil and ground water contamination analysis; a geologic hazards analysis; preliminary grading plans; water supply plans and final plans for the waste water treatment facilities. Also, a process is currently underway to form a community services district to operate and maintain the water and wastewater facilities, roads, fire protection, parks and other infrastructure. The application for CSD formation is before the Local Agency Formation Commission (LAFCo)

The development is located within a coastal area subject to flooding from future sea level rise, tsunami and other geologic hazards. STMP Hazard policies must be specifically addressed by the proposal. Engineering and geologic studies have been submitted to show that the waste water plan will be located and designed in a manner that will be free of risk from catastrophic failure associated with earthquake or tsunami hazard, taking into consideration anticipated sea level rise. Similarly, the new residential development has been design in accordance with the Final Tsunami Safety Plan for the Town of Samoa. Habitable floors of all residential units must be designed to be 32 feet or more above mean sea level.

Based on the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, planning staff supports conditional approval of the requested development permits.

ALTERNATIVES:

The Planning Commission could recommend denial of the proposed coastal development permit, conditional use permit, special permit and planned development permit if the Commission finds that the submitted evidence does not support making all of the required findings. However, based on this staff report, planning staff believes the submitted evidence does support making all of the required findings and does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Samoa Pacific Group project

WHEREAS, Samoa Pacific Group submitted an application and evidence in support of approving a Coastal Development Permit, Conditional Use Permit, Special Permit and Planned Development Permit for: 1) reconstruction and new construction for Vance Avenue from the north end of Samoa near Cookhouse Road southerly to the south end of the Samoa Pacific Group property. The work will include sidewalk construction, shoulder widening and installation of underground utilities; 2) development of an eighty unit affordable housing project which includes ten buildings, including a community building with kitchen, office and meeting room; 3) construction of a water storage tank for domestic water and fire suppression for Samoa; and 4) construction of a new wastewater treatment and effluent disposal system for Samoa; and a Special Permit for design review; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, on October 27, 2009 the Board of Supervisors of the County of Humboldt certified the Final Master Environmental Impact Report as required by Section 15090 of the CEQA Guidelines and approved the local coastal plan amendment subject to California Coastal Commission review. And the Board of Supervisors made the findings that: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the Humboldt County Board of Supervisors, and the Humboldt County Board of Supervisors reviewed and considered the information contained in the Final EIR prior to approving the project; and c) the Final EIR reflects the lead agency's independent judgment and analysis; and

WHEREAS, for the proposed Coastal Development Permit, Conditional Use Permit, Planned Development Permit and Special Permit, the County Planning Division caused the preparation of an Mitigated Negative Declaration in accordance with the requirements of Section 15164 of the California Environmental Quality Act (CEQA) Guidelines; this Mitigated Negative Declaration tiers off of the previously certified Master Environmental Impact Report to address potential impacts from the current project in accordance with Public Resources Code § 21083.3(a); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development Permit: Case No. CDP-16-064, CUP-16-209, PDP-17-001, SP-17-008.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Planning Commission, based on Planning and Building Department – Planning Division staff reports, supplemental reports, testimony presented at the public hearing, that:

1. The Planning Commission adopts the proposed Mitigated Negative Declaration in Attachment 4, as required by Section 15074 (b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report

for Case Number CDP-16-064, CUP-16-209, PDP-17-001, SP-17-008 based on the submitted evidence; and

3. The Planning Commission approves the Coastal Development Permit applied for as recommended and conditioned in Attachment 1 for Case Number: CDP 16-064, CUP-16-209, PDP-17-001, SP-17-008.

Adopted after review and consideration of all the evidence on May 4, 2017.

The motion was made by Commissioner and seconded by Commissioner ,

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

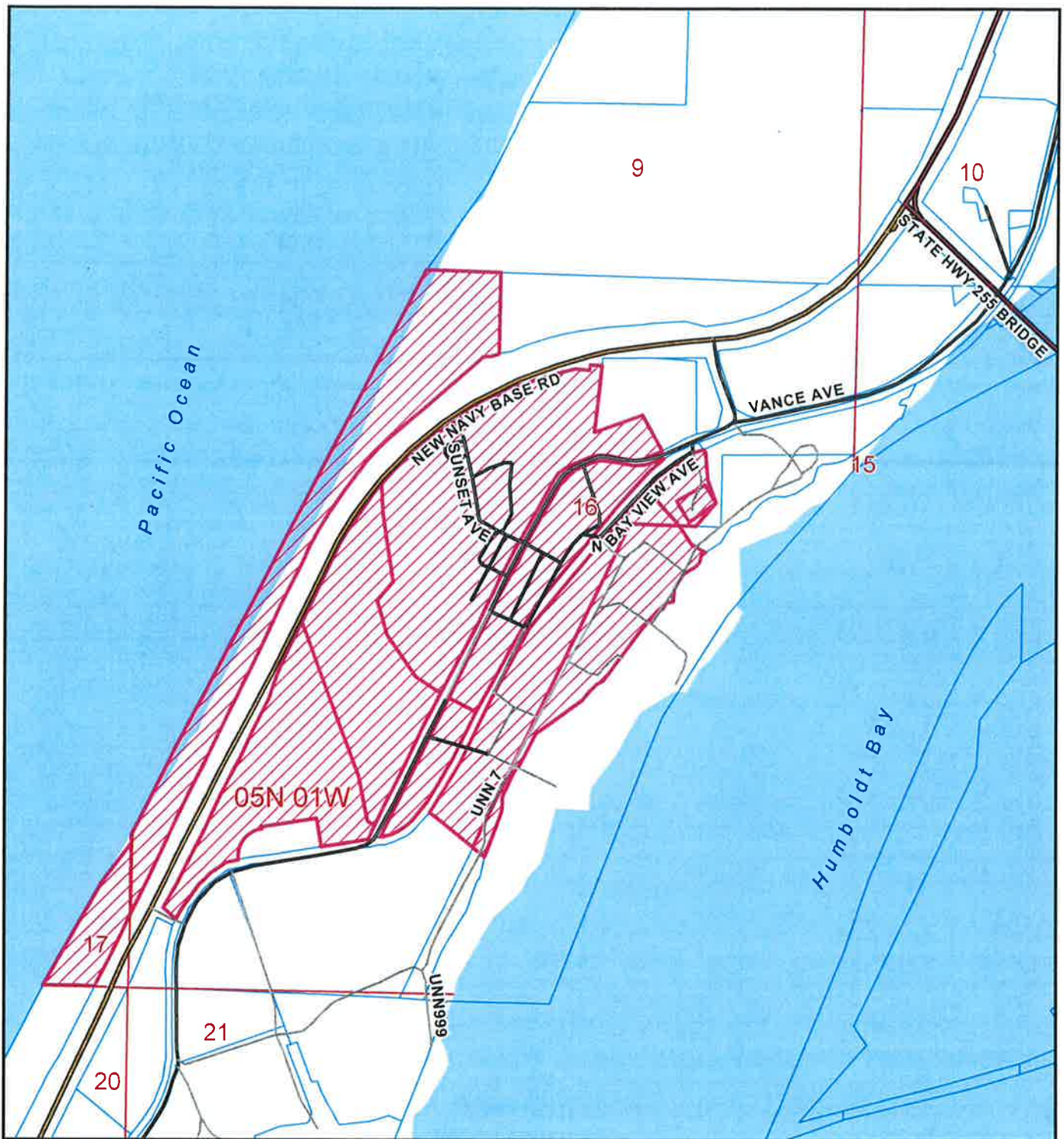
ABSENT: Commissioners:

DECISION:

Robert Morris, Chair

I, Suzanne Lippre, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

Suzanne Lippre, Clerk



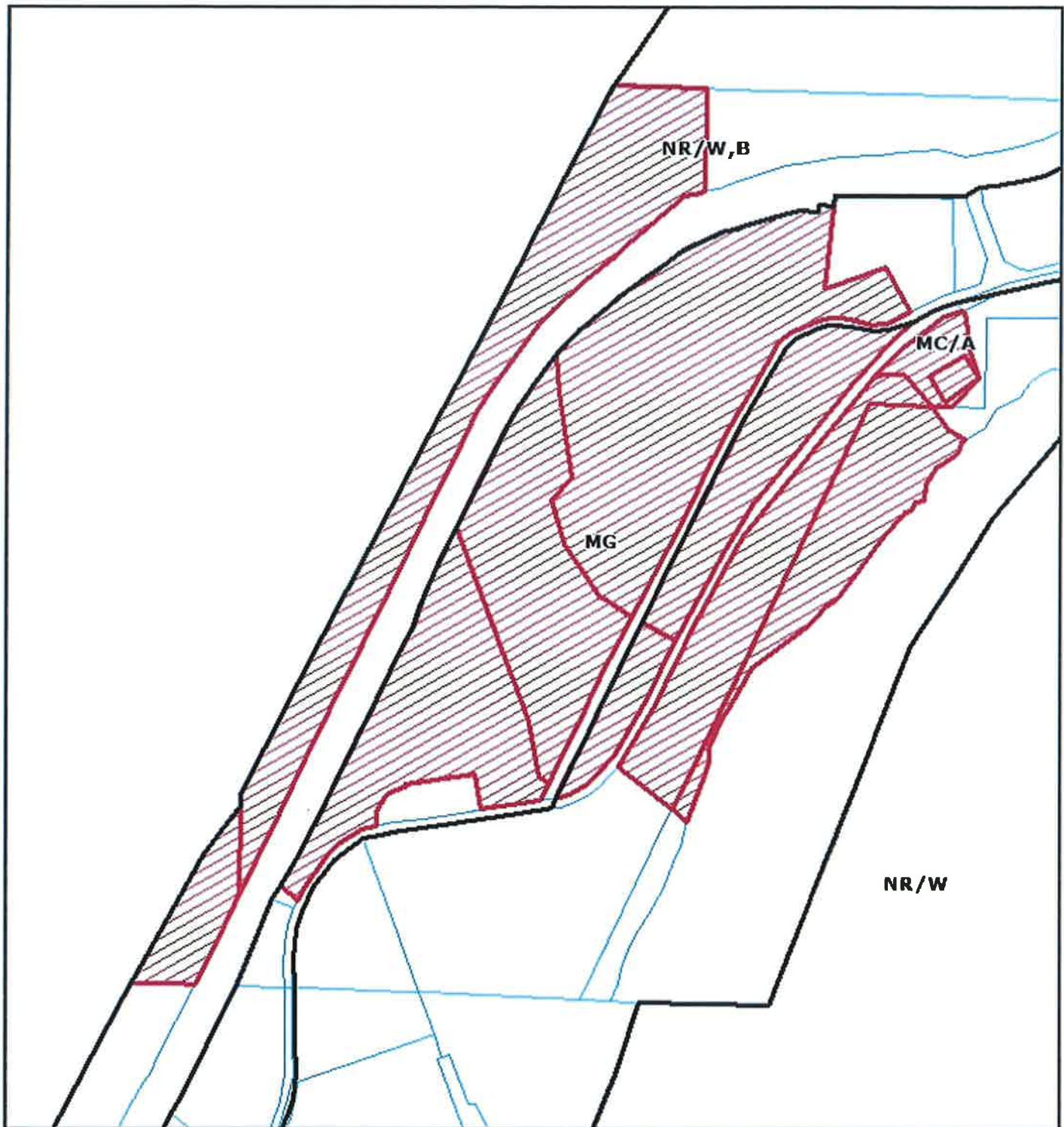
LOCATION MAP

Project Area = 

PROPOSED SAMOA PACIFIC GROUP, LLC
COASTAL DEVELOPMENT PERMIT &
CONDITIONAL USE PERMIT
SAMOA AREA
CDP-16-064/CUP-16-209
APN: 401-031-036 et seq.
T05N R01W S16,17 HB&M (Eureka)

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

0 500 1,000
 Feet



ZONING MAP

Project Area = 

**PROPOSED SAMOA PACIFIC GROUP, LLC
COASTAL DEVELOPMENT PERMIT &
CONDITIONAL USE PERMIT
SAMOA AREA**

CDP-16-064/CUP-16-209

APN: 401-031-036 et seq.

T05N R01W S16,17 HB&M (Eureka)

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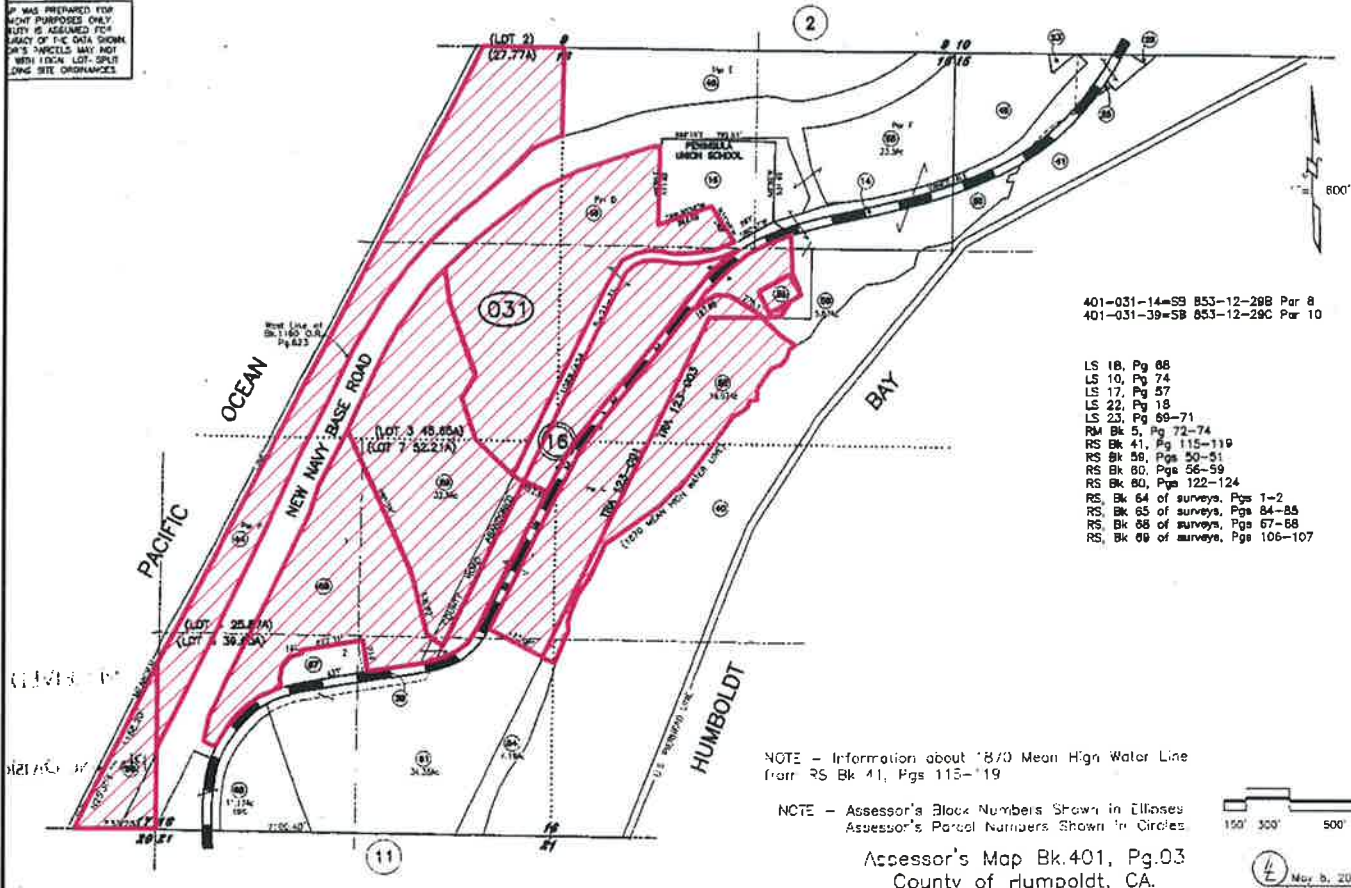
0 500 1,000
Feet


 A horizontal scale bar with markings for 0, 500, and 1,000 feet.

ASSessor's PARCEL MAP
 THIS MAP WAS PREPARED FOR
 ADVERTISING PURPOSES ONLY.
 NO WARRANTY IS ASSURED FOR
 THE ACCURACY OF THE DATA SHOWN.
 THE PARCELS MAY NOT
 BE IDENTICAL TO THE SPLIT
 LONG SITE DISCREPANCIES

PTN SECS 15,16 & 17 T5N, R1W H.B.& M.

401-03



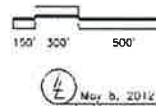
401-031-14=SB 853-12-298 Par 8
 401-031-39=SB 853-12-29C Par 10

LS 18, Pg 68
 LS 10, Pg 74
 LS 17, Pg 57
 LS 22, Pg 18
 LS 23, Pg 69-71
 RM Bk 5, Pg 72-74
 RS Bk 41, Pg 115-119
 RS Bk 58, Pgs 50-51
 RS Bk 60, Pgs 56-59
 RS Bk 60, Pgs 122-124
 RS, Bk 64 of surveys, Pgs 1-2
 RS, Bk 65 of surveys, Pgs 84-85
 RS, Bk 66 of surveys, Pgs 67-68
 RS, Bk 69 of surveys, Pgs 106-107

NOTE - Information about 1870 Mean High Water Line
 from RS Bk 41, Pgs 115-119

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.401, Pg.03
 County of Humboldt, CA.



ASSESSOR PARCEL MAP

PROPOSED SAMOA PACIFIC GROUP, LLC COASTAL DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT SAMOA AREA

CDP-16-064/CUP-16-209

APN: 401-031-036 et seq.

T05N R01W S16,17 HB&M (Eureka)

Project Area =

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 for accuracy.



MAP NOT TO SCALE



AERIAL MAP

PROPOSED SAMOA PACIFIC GROUP, LLC COASTAL DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT SAMOA AREA

CDP-16-064/CUP-16-209

APN: 401-031-036 et seq.

T05N R01W S16,17 HB&M (Eureka)

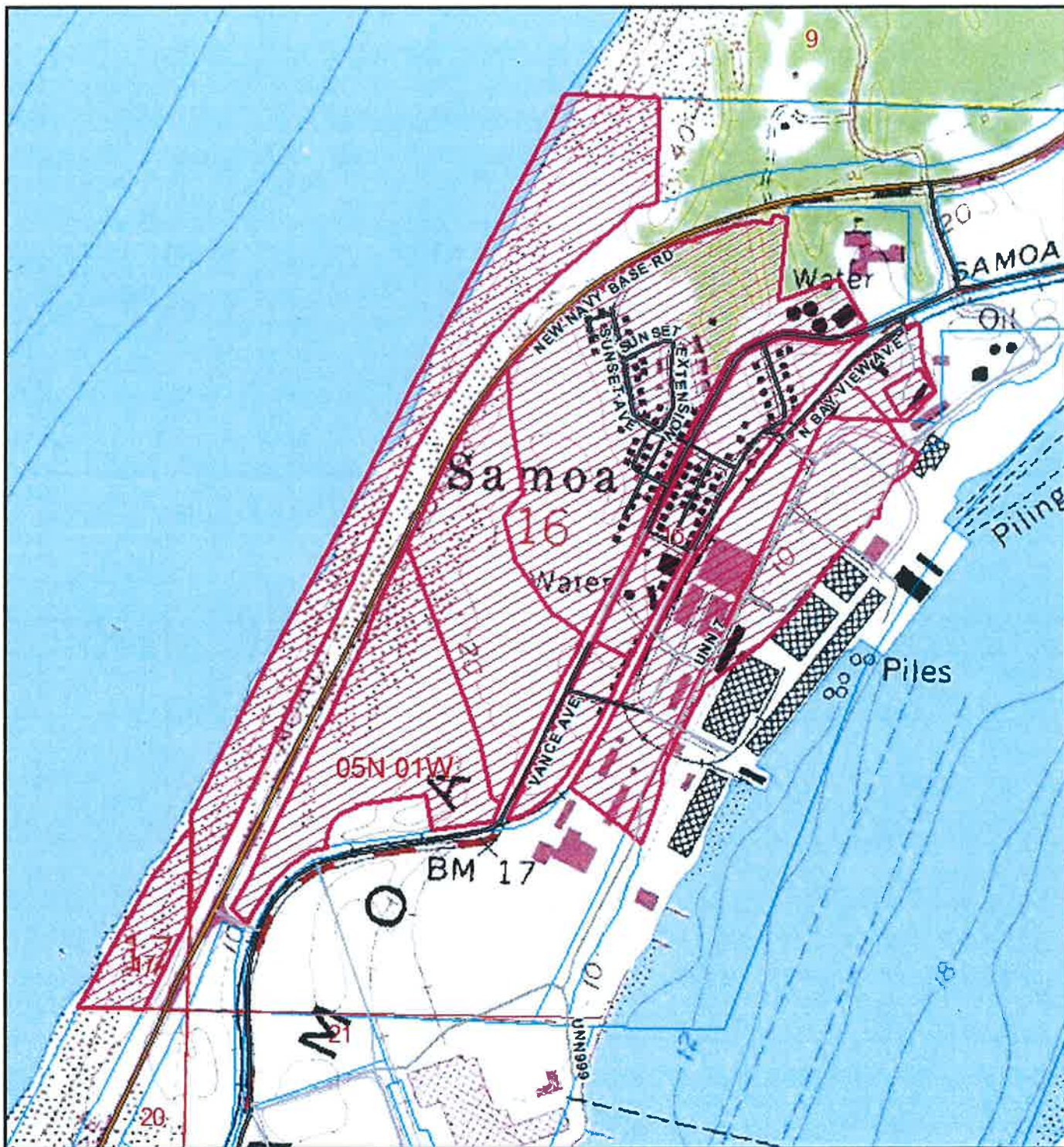
Project Area =



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0 500 1,000
Feet



TOPO MAP

Project Area = 

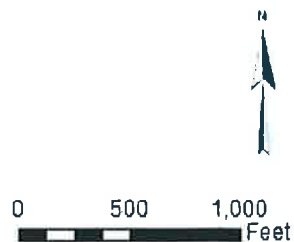
**PROPOSED SAMOA PACIFIC GROUP, LLC
COASTAL DEVELOPMENT PERMIT &
CONDITIONAL USE PERMIT
SAMOA AREA**

CDP-16-064/CUP-16-209

APN: 401-031-036 et seq.

T05N R01W S16,17 HB&M (Eureka)

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



Samoa Town Master Plan Zoning Map

Zoning Designations / Combining Zones

RS/D,P	Residential Single-Family
RM/D,P	Residential Multi-Family
MB/D	Business Park
CG/D	Commercial General
PF/D	Public Facility
CR/D	Commercial Recreation
CR/A,D	Commercial Recreation
MC/A	Industrial Coastal Dependent
MG	General Industrial
PR/D	Public Recreation
NR/W	Natural Resources

Combining Zone Descriptions

- D - Design Review
- W - Wetland
- P - Planned Development Unit
- A - Archaeological Resource

- Urban Limite Boundary
- Roads
- NW Pacific Railroad



The land use designations and zoning approved by the Commission with suggested modifications in its action on Humboldt County LCPA HUM-MAJ-01-08 shall not become effective unless and until the entirety of the legal parcel(s) containing APN 401-031-36, APN 401-031-38, APN 401-031-46, APN 401-031-55, APN 401-031-059, APN 401-031-65, and APN 401-031-44, generally depicted on Exhibit 25A and described as the Samoa Town Master Plan Land and Use Plan ("STMP-LUP"), are merged and resubdivided by parcel map into one two master parcels generally depicted on Exhibit 25A as Master Parcel 2. If all such property is not merged and resubdivided by parcel map into Master Parcel 2, the entire of the area generally depicted on Exhibit 25A, the entire of the area generally depicted on Exhibit 25A as Master Parcel 2, if all such Town Master Plan Land and Use Plan ("STMP-LUP") Overlay Area will remain designated as General Industrial, Coastal Dependent Industrial and Natural Resources. If all such property is merged and resubdivided by parcel map into Master Parcel 2, the land use designations and zoning approved by the Commission with suggested modifications in its action on Humboldt County LCPA HUM-MAJ-01-08 shall become effective upon both: (a) issuance of the coastal development permit for the merger and resubdivision, by parcel map consistent with the certified LCP and (b) recordation of a notice-of-merger parcel map consistent with the coastal development permit. Recordation of a parcel map is required and shall not be waived. If a legal lot containing any APN generally depicted on Exhibit 25A straddles the STMP-LUP boundaries generally depicted on Exhibit 25A, the portion of the legal lot containing the APN outside the STMP Overlay Area boundary shall be included within the merger and become part of the immediately adjacent master parcel generally depicted on Exhibit 25A. If the land use designations and zoning approved by the Commission with suggested modifications in its action on Humboldt County LCPA HUM-MAJ-01-08 become effective, the Principal Permitted Use of any area subject to the STMP-LUP shall be determined in accordance with the designated Land Uses and in the patterns and locations generally shown on the certified STMP Land Use Map. No minimum or maximum number of lots shall be determined or authorized until or unless a coastal development permit for the comprehensive division of Master Parcel 2 has been approved and issued consistent with all applicable provisions of the certified LCP, including the STMP-LUP.

Locations are approximate
For Illustration Purposes Only
Source: Boundaries - Mike O'Brien, Kash Boedjeh Architect 2011
Modified per County Direction in May 2012
per California Coastal Commission action(s)
Roads, Railroad-Humboldt CDS0





PROJECT TEAM	
OWNER SAMOA PACIFIC GROUP DAN JOHNSON, OWNER 5251 ERICSON WAY ARCATA, CA 95521 707-822-9000	SURVEY KELLY O'HERN ASSOCIATES MIKE O'HERN, PLS 5251 ERICSON WAY ARCATA, CA 95501 707-442-7283
PROJECT DEVELOPMENT DANCO COMMUNITIES CHRIS DART, V.PRESIDENT 5251 ERICSON WAY ARCATA, CA 95521 707-822-9000	CIVIL ENGINEERING CALIFORNIA ENGINEERING CO. DAVID SWARTZ, PE, PLS 1110 CIVIC CENTER BLVD, ST 404 YUBA CITY, CA 95993 530-751-0952

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES CONSTRUCTION OF NEW AFFORDABLE HOMES FOR QUALIFIED FAMILIES IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE. SEVENTY UNITS WILL BE IN THE FORM OF TOWNHOMES WITH A GROUND FLOOR GARAGE. TEN UNITS WILL BE AS 'FLATS' LOCATED ABOVE THE COMMON BUILDING. THOSE UNITS WILL BE SERVED WITH AN ELEVATOR AND WILL ALL BE MADE ADAPTABLE PER CALIFORNIA ACCESSIBILITY STANDARDS. THE COMMON BUILDING INCLUDES A COMMUNITY ROOM, FITNESS ROOM, KITCHEN, RESTROOMS, OFFICE, AND MEETING ROOM.

THE PROJECT IS LOCATED ON A UNIQUE AND HISTORIC PROPERTY ON THE SAMOA PENINSULA. THE PROJECT SITE DEVELOPMENT INCLUDES ALL RELATED CIVIL IMPROVEMENTS WITH A SPECIAL EMPHASIS ON PROVIDING POSITIVE OUTDOOR SPACE FOR RECREATION AND PLAY.

ALL NECESSARY UTILITIES ARE PLANNED FOR INSTALLATION, INCLUDING SEWER, WATER, FIRE HYDRANTS, ELECTRICITY, PHONE, CABLE AND STORM DRAINAGE FACILITIES. NATURAL GAS WILL NOT BE REQUIRED. UNITS AS AN ALL-ELECTRIC SYSTEM DESIGN IS PART OF A POSSIBLE NET-ZERO ENERGY APPROACH BASED ON FINANCING AVAILABILITY. SITE WORK WILL INCLUDE GRADING, ROADWAY CONSTRUCTION, DRIVEWAYS, SIDEWALKS, FENCING, AND DROUGHT-TOLERANT NATIVE LANDSCAPING.

THE PROJECT WILL COMPLY WITH ALL CONDITIONS OF APPROVAL INCLUDING THOSE FROM THE CA COASTAL COMMISSION AS WELL AS THE TOWN OF SAMOA MASTER PLAN.

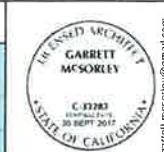
EACH HOME WILL BE CONSTRUCTED USING CURRENT INDUSTRY BEST PRACTICES FOR HIGH ENERGY PERFORMANCE, BEGINNING WITH PASSIVE DESIGN. THE DWELLINGS WILL BE WELL INSULATED, ORIENTED FOR SOLAR ACCESS, AND PROVIDED WITH APPROPRIATE SHADING OVERHANGS. THERMAL SYSTEMS WILL INCLUDE HIGH SEER HEAT PUMP MINISPLIT SYSTEMS FOR BOTH SPACE HEATING AND COOLING. AN ENERGY RECOVERY VENTILATOR WILL PROVIDE COMPLIANCE WITH FRESH AIR VENTILATION REQUIREMENTS FOR INDOOR AIR QUALITY WHILE REDUCING HEATING AND COOLING ENERGY DEMAND. DOMESTIC HOT WATER WILL BE SUPPLIED BY A HIGH ENERGY FACTOR HEAT PUMP WATER HEATER. EACH ROOF MAY INCLUDE A GRID-INTERMITTED SOLAR PHOTOVOLTAIC SYSTEM. ALL ASPECTS OF THIS PROJECT WILL BE PART OF AN INTEGRATED DESIGN PROCESS.

PARCEL / ZONING	
PROJECT TITLE	SAMOA FAMILY HOUSING COMMUNITY
PROJECT ADDRESS	VANCE AVENUE SAMOA, CA 95564
APN	TBD
TOTAL GROSS AREA	169,150 SF (3.86 ACRES)
JURISDICTION	COUNTY OF HUMBOLDT
FIRE DISTRICT	SAMOA PENINSULA FIRE DISTRICT
AFFORDABLE HOUSING	PROJECT QUALIFIES FOR DENSITY BONUS & PLANNING CONCESSIONS IN ACCORDANCE W/ CA GOV. CODE §65915
DEVELOPMENT STANDARDS	HUMBOLDT BAY AREA PLAN - SAMOA TOWN MASTER PLAN
PLANNING	RESIDENTIAL MEDIUM (RM)
DENSITY (COUNTY)	COUNTY DENSITY CALC INCLUDES ONE-HALF OF ADJACENT PUBLIC STREET
DENSITY (SIMPLE)	80 UNITS - 3.86 ACRES GROSS = 20.5 UNITS / ACRE
SETBACKS	FRONT: 20 FT, REAR: 10 FT, INT. SIDE: 5 FT, EXT. SIDE: N/A
PLANNING CONCESSIONS	REQUESTING REDUCED FRONT SETBACKS
DISTANCE BTWN BLDGS	MIN. 10 FT GENERAL, 20 FT FROM FRONT, ADD 2 FT PER 60% MAX
GROUND COVERAGE	60% MAX
STRUCTURE HEIGHT	45 FT MAX
COASTAL ZONE	YES, CDP REQUIRED
SRA / HIGH FIRE ZONE	NO
WETLANDS WPCZ	NO
URBAN SERVICES	YES
CONDITIONS OF APPROVAL	ALL DWELLING UNIT HABITABLE SPACE SHALL BE LOCATED WITH A FINISHED FLOOR OF NOT LESS THAN 32 FEET ABOVE MEAN SEA LEVEL. CALIFORNIA BUILDING CODE DEFINES HABITABLE SPACE AS FOLLOWS: A SPACE IN A BUILDING FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

DWELLING UNIT SUMMARY				
PLAN TYPE	QUANTITY	LIVING AREA	GARAGE	TOTAL BLDG
1-BEDRM	8	520.0 SF	450.0 SF	1,010 SF
2-BEDRM	34*	538.0 SF	450.0 SF	1,428 SF
3-BEDRM	30	1150.0 SF	480.0 SF	1,640 SF
4-BEDRM	8	1250.0 SF	490.0 SF	1,840 SF
TOTALS	80 HOMES	81,352 SF	39,200 SF	120,552 SF

* ONE 2-BED UNIT IS THE ON-SITE MANAGER'S MARKET RATE DWELLING.

SHEET INDEX	
A1.0 - TITLE SHEET & VICINITY MAP	
A2.0 - SITE PLAN	
A3.0 - FLOOR PLANS	
A4.0 - ELEVATIONS	



SAMOA PACIFIC GROUP
& DANCO COMMUNITIES
5251 ERICSON WAY
ARCATA, CA 95521
707-822-9000

SAMOA COAST TOWNHOMES
FAMILY HOUSING COMMUNITY
VANCE AVENUE
SAMOA, CA 95564

TITLE SHEET

Drawing Date: 29 AUGUST 2016
Revision: 1

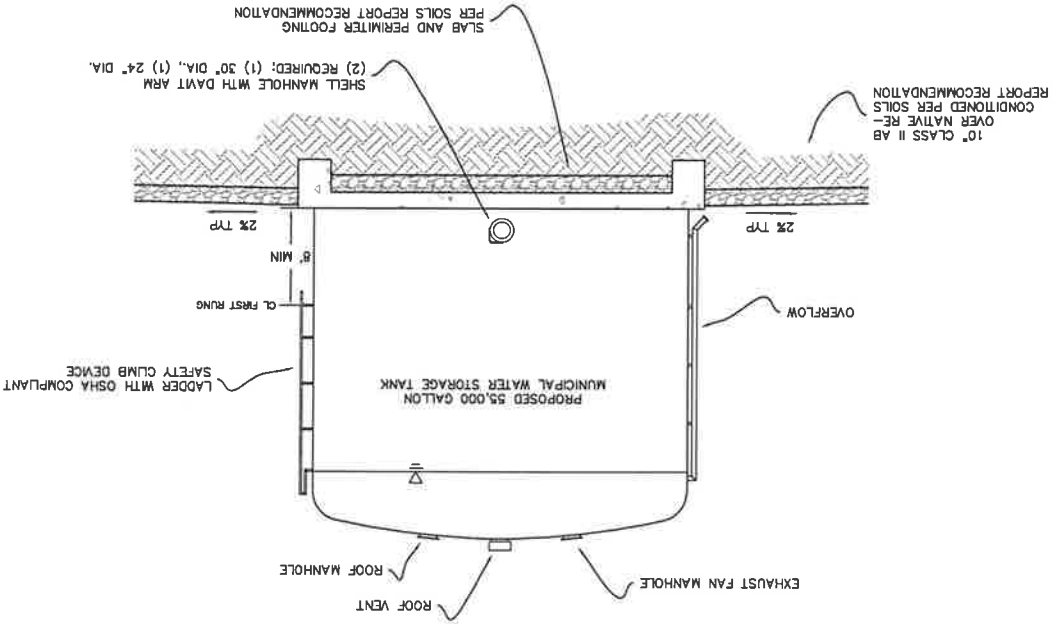
SCHEMATIC
NOT FOR CONSTRUCTION

A1.0

Page 14



E:\Project\16-201\Eng\mfp\16-201 Water Tank C4.dwg Jul 22, 2016-04:56 pm Whitlaw



NOTES:

DESIGN:

TANK AND TOWER SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH
AWWA D100-96 AND PROJECT SPECIFICATIONS.

WIND LOAD:
SNOW LOAD:
SEISMIC ZONE: _____

MATERIALS:

STEEL PLATE: ASTM A283 GR. C / A36
STRUCTURAL STEEL SHAPES: ASTM A36
LADDER RUNGS: ASTM A706

GENERAL:

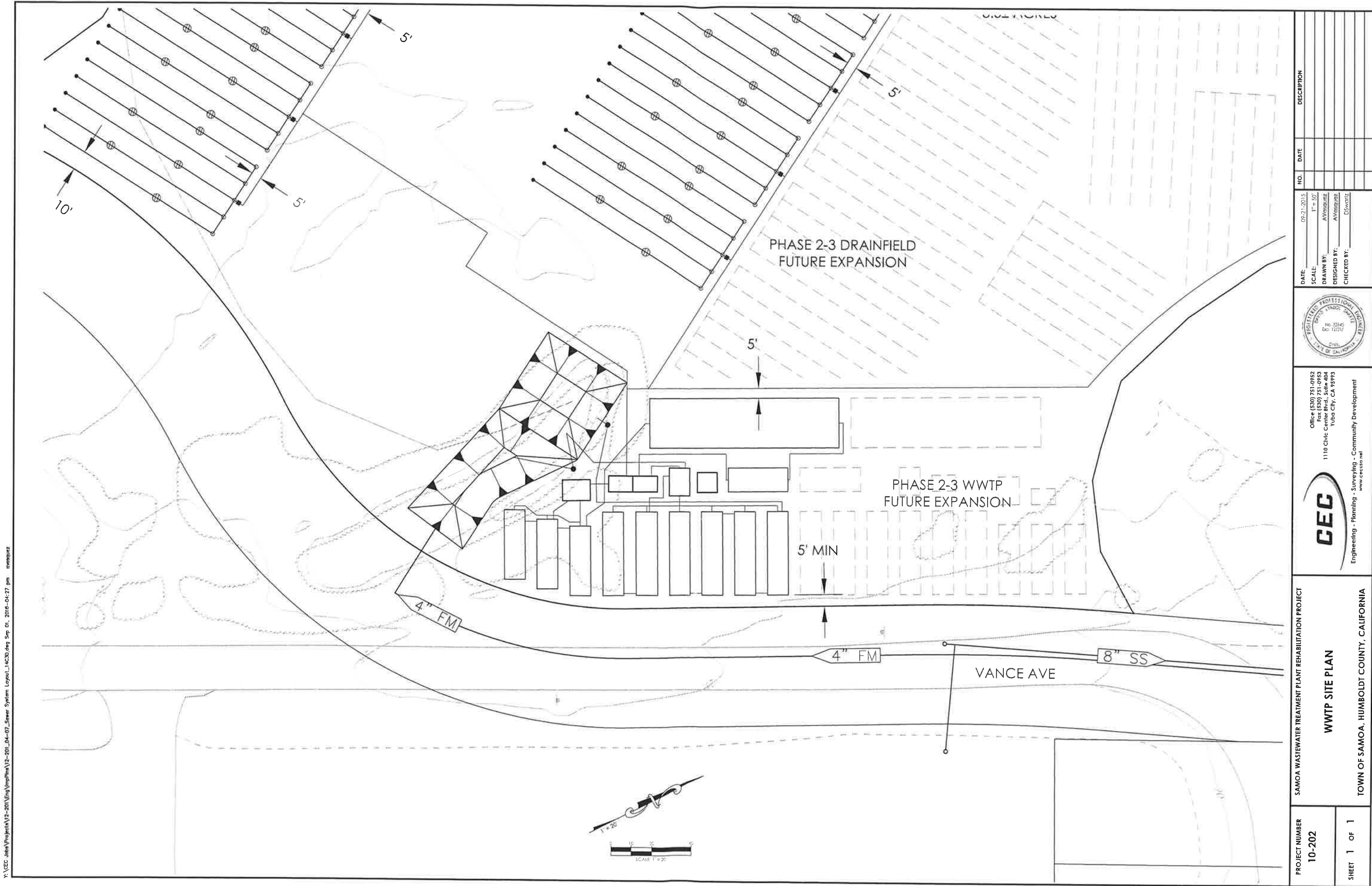
— ACCESSORIES SHOWN ON ELEVATION DRAWING ARE ROTATED
FOR CLARITY.

— SEE PROJECT SPECIFICATIONS FOR SHOP AND FIELD PAINT REQUIREMENTS.

— STERILIZE TANK IN ACCORDANCE WITH AWWA C652-92 AND
PROJECT SPECIFICATIONS.

PROJECT NUMBER 12-201		TOWN OF SAMOA	
SHEET C4 OF 6		DETAILS WATER STORAGE SYSTEM IMPROVEMENT PLANS	
 Engineering - Planning - Surveying - Community Development www.cecna.net		Office (530) 751-0952 Fax (530) 751-0953 1110 Chic Central Blvd., Suite 404 Tuba City, CA 93973	
		DATE: 07-22-2016 SCALE: 1"=60' DRAWN BY: DJL DESIGNED BY: DJS CHECKED BY: DJS	
NO.		DATE	
DESCRIPTION			

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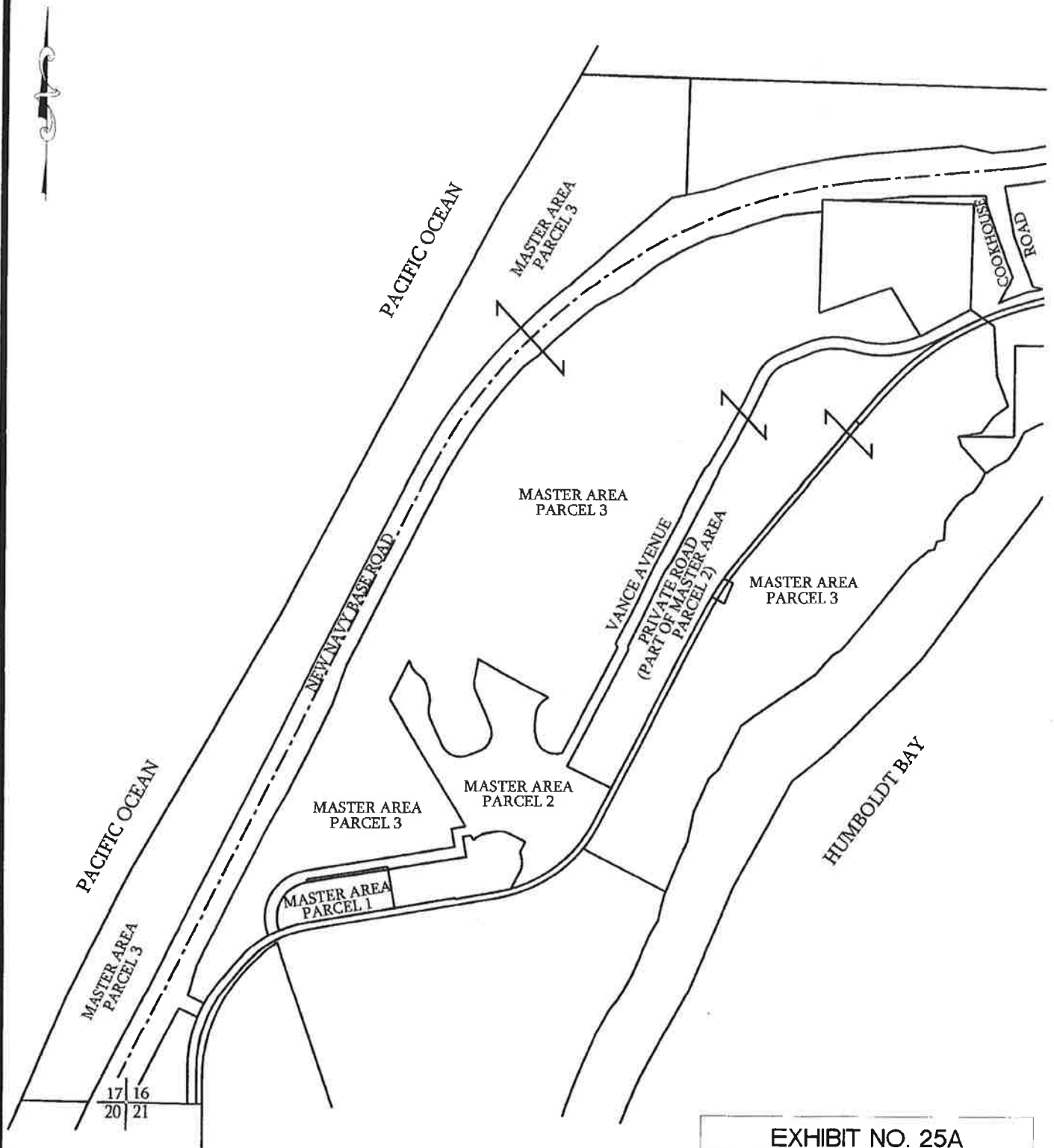


EXHIBIT NO. 25A

APPLICATION NO.

HUM-MAJ-1-08-HUMBOLDT
COUNTY LCP AMENDMENT
(SAMOA TOWN PLAN)

ILLUSTRATION OF LOT LINE
ADJUSTMENT AND MERGER INTO
THREE MASTER AREA PARCELS

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA
DATE: JUNE 17, 2014

SCALE 1" = 700'

0 700 1400

Attachment 1

Conditions of Approval for the Coastal Development Permit, Conditional Use Permit, Planned Development Permit, and Special Permit

APPROVAL OF THE PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS

Conditions of Approval:

1. The work shall be conducted in accordance with the Project Description and the pertinent Mitigation Measures of the Mitigated Negative Declaration for the duration of the project.
2. Changes in the project other than Minor Deviations from the Plot Plan as provided in HCC Section 312-11.1 shall require a modification of this permit.
3. All applicable mitigation measures identified within the Mitigated Negative Declaration shall be incorporated and implemented during project construction.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. **Prior to hearing:** An environmental filing fee of \$2,216.25 plus \$50 recording fee for the California Department of Fish and Game must be submitted to Humboldt County Planning Department per Section 753.5, *Collection of Filing Fees*, California Code of Regulations.
6. The multi-family housing shall meet the definition of affordable for "Persons and families of low or moderate income" as defined in Health and Safety Code Section 50093. Project development will be reviewed for conformance with Government Code Section 65590 regarding low- and moderate-income housing within the Coastal Zone and the County's adopted Housing Element.
7. Pedestrian and bicycle facilities along Vance Avenue shall be installed concurrently with other roadway improvements and shall be open for public use prior to occupancy of any residential development on Master Parcel 2.
8. All approved pedestrian and bicycle paths, corridors, trails and tsunami evacuation routes within the lands subject to the STMP-LUP shall be open to the public at all times. These routes shall not be blocked, gated or obscured, or otherwise barricaded at any time except as may be necessary for initial construction and for occasional short-term maintenance.
9. At least one bus stop and associated amenities to serve the Samoa area shall be installed on Master Parcel 2 concurrent with the development of Vance Avenue improvements on Master Parcel 2 and prior to occupancy of any residential development on Master Parcel 2.
10. Paved bicycle/pedestrian paths shall be located outside of NR lands except (1) within the outermost 20 feet of the buffer portion of the designated and zoned Natural Resource areas, and (2) one designated footpath through the forested area on the north end of the Samoa lands designed to connect the area between the future Vance Road/Samoa Cookhouse area and the undercrossing of New Navy Base Road and tsunami evacuation routes.

Tsunami evacuation route signs and interpretive signs explaining the sensitivity of the habitat and the protective purpose of the reserved area may also be installed along the trail route. No lighting shall be installed within the bicycle/pedestrian paths or the forest trail, and no lighting installed in adjacent developed areas shall directly illuminate the Natural Resource area.

11. Vance Avenue shall be reconstructed following the recommendations of the Department of Public Works dated January 27, 2017 or the applicant shall submit written approval from the Department of Public Works of an alternative design.
12. Wastewater treatment provided for the lands subject to the STMP-LUP shall be limited to provision of service for development authorized pursuant to the STMP-LUP only. No lands or development outside the STMP-LUP shall be served by wastewater treatment facilities provided for the lands subject to the STMP-LUP. No pipeline connections to collect or transfer waste water from off-site to or through the STMP-LUP lands shall be installed on or adjacent to the lands subject to the STMP-LUP.
13. Existing residences on Master Parcel 3 shall be connected to the new and upgraded waste water treatment facilities on Master Parcel 2 within 180 days after such facilities are constructed and placed in service. Existing septic system(s) shall be removed or remediated in accordance with RWQCB requirements, and otherwise properly abandoned, subject to any necessary Coastal Development Permit, within 180 days of connection of the subject residences to the new or upgraded waste water treatment facilities.
14. The final plans for the new wastewater treatment facility shall also address abandonment and removal of old wastewater collection and treatment facilities in association with development of the new facilities covered by this CDP (i.e., the simultaneous abandonment and/or removal of the existing leach fields, cesspools, and other facilities that currently accept sewage from the existing developments).
15. All exterior lighting, including any lights attached to the outside of buildings, shall be the minimum necessary for the safe ingress and egress from the structures, and shall be low-wattage, non-reflective, shielded, and have a directional cast downward such that no light will shine beyond the boundaries of the subject parcel.
16. All new or replacement fencing shall be in a location and of such design as to be safely permeable for wildlife, with the exception of fencing of the waste water treatment facilities.
17. The use of herbicides or rodenticides on lands designated Natural Resources or Public Facilities, or within other areas containing wetland or ESHA habitat or buffers is prohibited. Rodenticides that contain anticoagulant compounds are prohibited anywhere within the lands subject to the STMP-LUP.
18. A plan to control post-construction stormwater runoff flows, and maintain or improve water quality ("post-construction stormwater plan") shall specify site design, source control, and if necessary, treatment control BMPs that will be implemented to minimize stormwater pollution and minimize or eliminate increases in stormwater runoff volume and rate from the development after construction. The post-construction stormwater plan shall demonstrate the preferential consideration of low impact development (LID) techniques in order to minimize stormwater quality and quantity impacts from development. LID is a development site design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as the volume

and rate of stormwater discharges. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation.

19. Water quality and hydrology plan for developments of water quality concern required. In addition to the information to be provided in the post-construction stormwater plan, applicants for "developments of water quality concern," shall submit a water quality and hydrology plan and be subject to the additional requirements listed in HCC Section 34.5.4.1.1.4.1.
20. All approved pedestrian and bicycle paths, corridors, trails and tsunami evacuation routes within the lands subject to the STMP-LUP shall be open to the public at all times. These routes shall not be blocked, gated, obscured, or otherwise barricaded at any time except as may be necessary for initial construction and for occasional short-term maintenance. Pedestrian and bicycle facilities along Vance Avenue shall be installed concurrently with other roadway improvements and shall be open for public use prior to occupancy of any residential development on Master Parcel 2.
21. The applicant shall submit and have approved by the Planning and Building Department a final Landscaping Plan for the multi-family housing development. Landscaping with exotic plants shall be limited to outdoor landscaped areas immediately adjacent to the proposed development. All new landscaping within the lands subject to the STMP-LUP shall follow the California Native Plant Society (CNPS) "Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation" (<http://www.cnps.org/cnps/archive/landscaping.pdf>). The planting of invasive non-native plants including but not limited to pampas grass (*Cortaderia* sp.), acacia (*Acacia* sp.), broom (*Genista* sp.), English ivy (*Hedera helix*), and iceplant (*Carpobrotus* sp., *Mesembryanthemum* sp.) shall specifically be prohibited. No plant species listed as problematic and/or invasive and/or as a "noxious weed" by the California Native Plant Society, the California Invasive Plant Council, the State of California, or the U.S. federal government shall be used in any proposed landscaping within the lands subject to the STMP-LUP. To minimize the need for irrigation, all new landscaping shall consist primarily of native, regionally appropriate, drought-tolerant plants. New development projects that include landscape areas of 500 square feet or more shall include appropriate water conservation measures related to efficient irrigation systems and on-site stormwater capture. Development approvals for lands subject to the STMP-LUP shall attach conditions specifying this these requirements.
22. Development shall be in accordance with the documentation showing compliance with the Final Tsunami Safety Plan incorporating the County's "Draft Tsunami Safety Plan for the Town of Samoa" dated April 2013 and all of the recommended tsunami hazard mitigation, design, safety, and other pertinent recommendations, including, but not limited to, recommendations for vertical or horizontal evacuation options throughout the STMP lands, as set forth in the following: a) the "Revised Tsunami Vulnerability Evaluation, Samoa Town Master Plan, Humboldt County, California" prepared by GeoEngineers, dated October 17, 2006 ; and b) the additional recommendations set forth in the "Third Party Review" of the GeoEngineers October 17, 2006 document prepared for Humboldt County by Jose Borrero, Fredric Raichlen, Harry Yeh, copy submitted to Coastal Commission by Humboldt County March 8, 2007; and c) the Final Plan for the tsunami hazard map prepared for "Emergency Planning Purposes" by Humboldt State University for reference as an indicator of site areas and evacuation routes subject generally to tsunami hazard ; and d) a plan for distant-source tsunami events prepared by the landowner/developer and approved by the County for the

orderly evacuation from the Samoa Peninsula of the maximum estimated number of occupants and visitors of STMP-LUP lands at full buildout of the development approved in the master subdivision of Parcel 3 in response to warnings of tsunami hazard with time to evacuate to safer mainland areas. The plans shall take into consideration total peninsula traffic evacuation capacity. Development of the affordable housing project shall provide for signage and notification of future residents as outlined in the plan.

23. The applicant shall design the multi-family housing development with the following measures:
 - a. Development shall use structural orientation (heat gain from southern exposure) and vegetation patterns to reduce winter heating needs (such as planting deciduous trees near southern exposures to maximize the winter sun);
 - b. Development shall include energy meters that provide real-time information to users regarding energy consumption;
 - c. To the extent feasible, development shall use recycled building materials;
 - d. Development shall use building materials that minimize energy consumption during the manufacture and shipment of the materials;
 - e. Development shall use construction techniques that minimize energy consumption;
 - f. The housing development is prohibited from using restrictions such as covenants or development standards that prevent energy conserving measures such as the use of outdoor clotheslines.
24. Prior to any ground disturbing activities, the applicant shall cause to be prepared a Phase II archaeological survey for all lands on Master Parcel 2 that have not been previously surveyed.
25. SPG shall consult with the three Wiyot area Tribal Historic Preservation Officers (THPOs) and retain a cultural resources professional versed in regional historic and Native American archaeology to develop a formal Archaeological Monitoring Plan and Protocol for Inadvertent Archaeological Discoveries during STMP implementation. The plan and protocol will be developed prior to any ground disturbing activities related to implementation of the Samoa Town Master Plan.
26. The applicant shall implement the Invasive Plan Management Plan (addendum to the Samoa Town Master Plan Biological Resource Study, September 9, 2013) to the extent that it is applicable to the current project.
27. The applicant shall follow the recommendations of the report "R1/R2 and Geologic Hazards Analysis Report for the Samoa Town Master Plan," May 29, 2013 prepared by LACO Associated, Inc.
28. **Tsunami hazard mitigation.** The residential structures shall be designed by qualified professional engineers using the most restrictive provisions of the 2016 California Building Codes as well as the latest resources for designing to mitigate the hydrodynamic hazards including tsunami hazards, by the multi-agency National Tsunami Hazard Mitigation Program. When accounting for building pad grading and the height of the floor framing assembly (which will add no less than 2 feet to the ground floor height) it shall be certified by a qualified engineer that the demonstrated finished floor is at least 32 feet above sea level for the lowest habitable space.

29. **Construction pollution control plan.** A construction-phase erosion, sedimentation, and polluted runoff control plan ("construction pollution control plan") shall specify interim best management practices (BMPs) that will be implemented to minimize erosion and sedimentation during construction, and prevent contamination of runoff by construction chemicals and materials, to the maximum extent practicable. The construction pollution control plan shall demonstrate compliance with the provisions of STMP-LUP New Development Standard 1 Section 34.5.4.1.1.1.
30. **Post-Construction Stormwater Plan.** A plan to control post-construction stormwater runoff flows, and maintain or improve water quality ("post-construction stormwater plan") shall specify site design, source control, and if necessary, treatment control BMPs that will be implemented to minimize stormwater pollution and minimize or eliminate increases in stormwater runoff volume and rate from the development after construction. The post-construction stormwater plan shall demonstrate compliance with the provisions of STMP-LUP New Development Standard 1 Section 34.5.4.1.1.2.
31. **Site design using low impact development techniques.** The post-construction stormwater plan shall demonstrate the preferential consideration of low impact development (LID) techniques in order to minimize stormwater quality and quantity impacts from development. LID is a development site design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as the volume and rate of stormwater discharges. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation. LID techniques to consider include, but are not limited to, those listed in STMP-LUP New Development Standard 1 Section 34.5.4.1.1.3.
32. **Water quality and hydrology plan for developments of water quality concern.** In addition to the information to be provided in the post-construction stormwater plan, applicants for "developments of water quality concern," shall submit a water quality and hydrology plan and be subject to the following additional requirements:
- a. a) submit a water quality & hydrology plan (WQHP), prepared by a California licensed civil engineer or landscape architect, which supplements the post-construction stormwater plan. The WQHP shall include calculations, per County standards, that estimate increases in pollutant loads and changes in stormwater runoff hydrology (i.e., volume and flow rate) resulting from the proposed development, and shall specify the BMPs that will be implemented to minimize post-construction water quality and hydrologic impacts. The WQHP shall also include operation and maintenance plans for post-construction treatment control BMPs. In the application and initial planning process, the applicant shall be required to submit for approval a preliminary WQHP, and prior to issuance of a building permit the applicant shall submit a final WQHP for approval by the County Engineer; b) Selection of structural treatment control BMPs. If the County determines that the combination of site design and source control BMPs is not sufficient to protect water quality and coastal waters, a structural treatment control BMP (or suite of BMPs) shall also be required. Developments of water quality concern are presumed to require treatment control BMPs to meet the requirements of the coastal land use plan and state and federal water quality laws, unless the water quality & hydrology plan demonstrates otherwise.
 - b. The water quality & hydrology plan for a development of water quality concern shall describe the selection of treatment controls BMPs. Applicants shall first

consider the treatment control BMP, or combination of BMPs, that is most effective at removing the pollutant(s) of concern, or provide a justification if that BMP is determined to be infeasible.

- c. 85th percentile design standard for treatment control BMPs. For post-construction treatment of stormwater runoff in developments of water quality concern, treatment control BMPs (or suites of BMPs) shall be sized and designed to treat, infiltrate, or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, one-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.
- d. Maintain pre-development hydrograph. In developments of water quality concern where changes in stormwater runoff hydrology (i.e., volume and flow rate) may result in increased potential for stream bank erosion, downstream flooding, or other adverse habitat impacts, hydrologic control measures (e.g., stormwater infiltration, detention, harvest and re-use, and landscape evapotranspiration) shall be implemented in order to ensure that the pre- and post-project runoff hydrographs match within 10% for a two-year return frequency storm.
- e. The water quality and hydrology plan shall contain the following:
 - 34.5.4.1.1.4.3.1. Site design, source control, and treatment control BMPs that will be implemented to minimize post-construction water quality and hydrologic impacts.
 - 34.5.4.1.1.4.3.2. All of the information required in sub-section A for the post-construction stormwater plan.
 - 34.5.4.1.1.4.3.3. Pre-development stormwater runoff hydrology (i.e., volume and flow rate) from the site.
 - 34.5.4.1.1.4.3.4. Expected post-development stormwater runoff hydrology (i.e., volume and flow rate) from the site, with all proposed non-structural and structural BMPs in place.
 - 34.5.4.1.1.4.3.5. Measures to infiltrate or treat runoff from impervious surfaces (including roads, driveways, parking structures, building pads, roofs, and patios) on the site, and to discharge the runoff in a manner that avoids potential adverse impacts. Such measures may include, but are not limited to, structural treatment control BMPs including biofilters, grassy swales, on-site de-silting basins, detention ponds, or dry wells.
 - 34.5.4.1.1.4.3.6. A description of how the BMPs (or suites of BMPs) have been designed to infiltrate and/or treat the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, one-hour storm event (with an appropriate safety factor of two or greater) for flow-based BMPs.
 - 34.5.4.1.1.4.3.7. Appropriate structural post-construction Treatment Control BMPs selected to remove the specific runoff pollutants generated by the development, using processes such as gravity settling, filtration, biological uptake, media adsorption, or any other physical, chemical, or biological process.
 - 34.5.4.1.1.4.3.8. A long-term plan and schedule for the monitoring and maintenance of all structural Treatment Control BMPs. All structural BMPs shall be inspected, cleaned, and repaired as necessary to ensure their effective operation for the life of the development. Owners of these devices shall be responsible for ensuring that they continue to function properly, and additional inspections should occur after storms as needed throughout the rainy season. Repairs, modifications, or installation of additional BMPs, as needed, shall be carried out prior to the next rainy season.

- f. Best management practices (BMPs); selection and incorporation.
- 34.5.4.1.1.5.1. All development shall incorporate effective site design and long-term post-construction source control BMPs, as necessary to minimize adverse impacts to water quality and coastal waters resulting from the development, to the maximum extent practicable. BMPs that protect post-construction water quality and minimize increases in runoff volume and rate shall be incorporated as necessary in the project design of developments in the following order of priority:
- 34.5.4.1.1.5.1.1. Site design BMPs: Project design features that reduce the creation or severity of potential pollutant sources, or reduce the alteration of the project site's natural stormwater flow regime. Examples are minimizing impervious surfaces, preserving native vegetation, and minimizing grading.
- 34.5.4.1.1.5.1.2. Source control BMPs: Methods that reduce potential pollutants at their sources and/or avoid entrainment of pollutants in runoff, including schedules of activities, prohibitions of practices, maintenance procedures, managerial practices, or operational practices. Examples are covering outdoor storage areas, use of efficient irrigation, and minimizing the use of landscaping chemicals.
- 34.5.4.1.1.5.1.3. Treatment control BMPs: Systems designed to remove pollutants from stormwater, by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or any other physical, biological, or chemical process. Examples are vegetated swales, detention basins, and storm drain inlet filters.
- 34.5.4.1.1.5.2. The selection of BMPs shall be guided by the California Stormwater Quality Association (CASQA) Stormwater BMP Handbooks dated January 2003 (or the current edition), or an equivalent BMP manual that describes the type, location, size, implementation, and maintenance of BMPs suitable to address the pollutants generated by the development and specific to a climate similar to Humboldt County's. Caltrans' 2007 "Storm Water Quality Handbook: Project Planning and Design Guide" (or the current edition) may also be used to guide design of construction-phase BMPs. Additional guidance on BMPs is available from the state water resources and water quality boards, the U.S. Environmental Protection Agency, regional entities such as the Bay Area Stormwater Management Agencies Association's (BASMAA) "Start at the Source: Design Guidance Manual for Stormwater Quality Protection," and/or as may be developed from time to time with technological advances in water quality treatment.
- 34.5.4.1.1.5.3. Where BMPs are required, BMPs shall be selected that have been shown to be effective in reducing the pollutants typically generated by the proposed land use. The strategy for selection of appropriate BMPs to protect water quality and coastal waters shall be guided by tables which list pollutants of concern and appropriate BMPs for each type of development or land use.

Informational Notes:

1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American

Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other federal, state and local agencies.
3. The Coastal Development Permit, Planned Development Permit, Special Permit and Conditional Use Permit shall expire and become null and void at the expiration of three (3) years after all appeal periods have lapsed (see "Effective Date"); except where use in reliance on the permit has commenced prior to such anniversary date. The period within which use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
4. NEW DEVELOPMENT TO REQUIRE PERMIT. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.), shall require a Coastal Development Permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION

839-5401

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MAINTENANCE

445-7491
445-7652
445-7377
445-7493

NATURAL RESOURCES
NATURAL RESOURCES PLANNING
PARKS
ROADS & EQUIPMENT MAINTENANCE

445-7741
267-9540
445-7651
445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE

445-7205



LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michael Wheeler, Senior Planner, Planning & Building Department

VIA: Robert W. Bronkall, Deputy Director *[Signature]*

FROM: Kenneth Freed, Senior Engineering Technician

DATE: 01/27/2017

RE: **SAMOA PACIFIC GROUP, LLC.,
APN 401-031-036, CDP 16-064; CUP16-029
REVIEW OF VANCE AVENUE IMPROVEMENT PLANS**

The arterial road serving the area is New Navy Base Road (F3K010), which is a County maintained road. The subject property takes access to New Navy Base Road from G-P Road (County Road No. 3K052) on the south and Cookhouse Road (County Road No. 3K055) on the north. All of these County maintained roads are paved. Vance Avenue along with all of the other existing roads in the subject property are not County maintained. At this time Vance Avenue is gated approximately 400 feet south of Cutten Street.

Conditional Use Permit: The proposed project does not affect any facilities maintained by the Department.

Coastal Development Permit: The proposed project does not affect any facilities maintained by the Department. At the request of the applicant, the Department has reviewed the submitted improvement plans, dated 03/26/2015 for the reconstruction and construction of Vance Avenue (non-county maintained portion). The goal of the review is to ensure that if the proposed road is constructed ahead of the forthcoming subdivision of the Town of Samoa, that the improvements constructed match or exceed the improvements that will be required for Vance Avenue as part of the subdivision. The Department offers the following comments on the plans.

1. Vance Avenue has the functional classification of a collector road and needs to be designed as such. Vance Avenue is not shown on general plan circulation map; therefore the road is not eligible to be brought into the County maintained road system without a Permanent Road Division. However if the road is constructed to County standards, it can be brought into the County maintained system provided that a Permanent Road Division is formed to fund its maintenance. [reference: Board of Supervisors Policy (Item F-3) adopted on 09/16/2003]

2. Hammond Street and Murray Avenue have the functional classification of a local road and need to be designed as such. Parking is not proposed on Hammond Street and Murray Avenue. Based upon the proposed land use adjacent to the road, parking lanes should be provided; otherwise all required parking must be established on-site. [reference: County Code Section 313-109.1]

In addition, based upon the tentative map for the Town of Samoa it is not clear what purpose that portion of Hammond Street that is parallel to the railroad provides. It appears that Hammond Street should be eliminated and Murray Avenue widened to provide two travel lanes and two parking lanes.

Both Hammond Street and Murray Avenue can be brought into the County maintained road system if included as part of a Permanent Road Division. [reference: Board of Supervisors Policy (Item F-3) adopted on 09/16/2003]

3. It is not known if the existing structural section for Vance Avenue is appropriate for build-out of the Town of Samoa. Reconstruction of the road will need to take this into account. Submit TI and pavement design calculations at time of submittal. [reference: County Code Section 326-4; County Road Design Manual Section 3; Caltrans Highway Design Manual, Topics 611 through 619]

The plans show a relative compaction of 90% for the native material under the road base section, the aggregate base section shall be compacted to 95% relative compaction. [reference: 2015 Caltrans Standard Specifications, Section 19-5.03B]

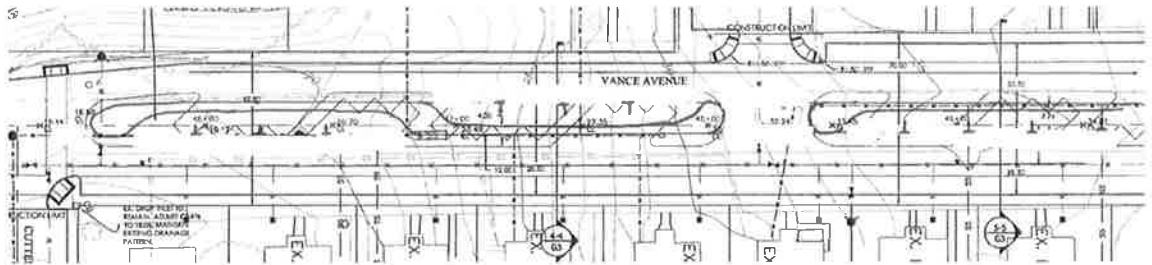
4. The roadway radii shown are generally acceptable for a road with a 25 MPH design speed. Because Vance Avenue is a collector road, the roadway should be designed for 30 MPH. [reference: Caltrans Highway Design Manual, Topic 101; County Road Design Manual, Section 2]
5. Horizontal curve sight visibility and intersection sight visibility will need to be addressed showing building and fence setbacks. [reference: Caltrans Highway Design Manual, Chapter 200]
6. The typical sections indicate swales. The plans do not address where the swales drain to. A drainage report was not provided to size the swales. There are several sag vertical curves where drainage at the low point has not been addressed. A drainage report is required. [reference: County Code, Section 323-6; County Road Design Manual, Section 4]

Since swales are proposed and the proposed subdivision is urban in nature, the Department recommends that in lieu of the proposed mow-strip that Caltrans Type A2-6 curb and gutter be used to control runoff and to reduce maintenance. [reference: County Code, Section 326-4]

7. Vance Avenue is a collector road and needs to have class II bike lanes. When bike lanes are constructed adjacent to curb and gutter or adjacent to a parking lane, the bike lane must have a minimum width of 5 feet; when located on a road posted with a speed limit greater than 40 MPH, the bike lane must have a minimum width of 6 feet. [reference: Caltrans Highway Design Manual, Topic 301]
8. Sidewalks need to be a minimum of 5 feet (6 feet preferred) in width (not including the width of the curb). Vance Avenue needs sidewalks on both sides of the street where development is proposed adjacent to the road. When no development is proposed adjacent to a sidewalk, sidewalk may be eliminated for that block. Mid-block cross walks should be

avoided. Curb adjacent sidewalks need to be separated by a curb; a mow strip is not adequate. [reference: Highway Design Manual, Topic 105]

9. The plans show angled parking stalls in the middle of Vance Avenue (between Cutten Street and Rideout Road). The Department does not support angled parking on collector and higher roads. Parallel parking in the medians can be provided in lieu of angled parking. The medians need to be protected with APWA Type A3-6 curb. This concept is illustrated in the diagram below.



Above: Conceptual medians superimposed in RED on Sheet C7

10. The proposed design includes medians between Rideout Road and Cutten Street. If any portion of the medians is to include landscaping, then a financial plan to maintain the landscaping will be necessary.

This could be accomplished through a Permanent Road Division. [reference: Board of Supervisors Policy (Item F-3) adopted on 09/16/2003]

11. On Vance Street, Hammond Street, Murray Avenue, there are several stretches where the longitudinal grade is 0%. The minimum grade is 0.12%. [reference: County Road Design Manual, Section 2]
12. It appears that there are gaps in the typical sections shown on the plans.
13. It appears that extra excavation may be needed near station 3+00. A detail/typical section with construction notes for this special condition need to be added to the plans.
14. In areas where roadway grades exceed of 4%, constructing curb ramps may be difficult. Details for constructing these curb ramps is needed.
15. Vance Avenue does not include any bus turnouts. Bus turnouts need to be provided. Coordinate with the transit authority for the location of the bus stops. Add a signature block on sheet 1 for the transit authority to sign the plans [reference: Humboldt Bay Area Plan, Policy 14 [Chapter 4, page 16] and Policy 4 [Chapter 4, page 34]
16. The construction notes on Sheet G2 have not been reviewed at this time. The improvement plans will be reviewed in their entirety prior to approval.

The Department recommends that the project description be modified to a) allow parallel parking in the median in lieu of angled parking in the median on Vance Avenue; b) allow the applicant to eliminate the unnecessary portion of Hammond Street parallel to the railroad; and c) incorporate bus turn-outs along Vance Avenue.

// END //

ATTACHMENT 2
Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Planning Commission must determine that the applicants have submitted evidence in support of making **all** of the following required findings.

The Coastal Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development, Conditional Use Permit, Planned Development Permit and Special Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. Finally, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA:
 1. The project either is categorically or statutorily exempt; or
 2. There is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
 3. An environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of insignificance, or the required findings in Section 15091 of the CEQA Guidelines are made.

Department's Analysis

A.1 Consistency with the General Plan

The following table identifies the evidence which supports finding that the proposed project is in conformance with all applicable policies and standards in Chapters 2-4 of the Framework Plan (FP) and Humboldt Bay Area Plan (HBAP). Several policies in the HBAP are specific to the Samoa area. The Samoa town site is within the Urban Limit Line.

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use 4.10 (HBAP)	RM – Residential Medium Density: to make effective use of limited urban land and provide areas for residential use of mobile homes in urban areas, consistent with availability of public services. Principle Use: Duplex, multiple unit and mobile home residential development for occupancy by individuals.	The project involves development of 80 units of multi-family housing in the RM portion of the property. The units must be affordable to persons of low or moderate income as defined in Health and Safety Code Section 50093.
Land Use 4.10 (HBAP)	PF – Public Facility: to protect sites appropriate for the development of public and private sector civic service facilities.	The project involves development of a new wastewater treatment facility and domestic water supply in the PF portion of the property.

315.A (Urban) and 3.27.A.2. (Rural) Recreation Planned Uses (HBAP)	Commercial Recreation facilities are planned at the intersection of New Navy Base Road and the Samoa Bridge. Encourage private sector as provider of visitor serving facilities. Within the urban limit, development of non-coastal dependent recreational facilities are deemed to serve the overall goal of improving coastal recreational opportunities. Encourages provision of on-site recreational opportunities in major development.	The project area does not include and does not involve any development at the intersection of New Navy Base Road and the Samoa Bridge and so would not interfere with future development of that site.
Housing: 3.16 (Urban) and 3.28 (Rural) (HBAP) 2400 (FP)	Housing shall be developed in conformity with the goals, policies and standards of the Humboldt County Housing Element. Housing opportunities for persons of low and moderate income shall be protected, encouraged, and provided, where feasible. Encourage Planned Unit Developments (PUD) where extra ordinary public benefits to the community are provided such as dedication of open space and public access, protection of visual resources and habitats, and provide housing for persons of low and moderate income.	The proposed project will serve to further the goals of the Housing Element by providing for a mix of housing suitable for a mid to low range of income levels. In addition the project supported development of a Planned Unit Development to create 80 additional residential units of affordable "workforce" housing units proposed on southeast corner of Soule Street and Vance Avenue. Project development will be reviewed for conformance with Government Code Section 65590 regarding low- and moderate-income housing within the Coastal Zone and the County's adopted Housing Element.
Hazards: 3.17 (Urban) and 3.29 (Rural) (HBAP) 3100 (FP)	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards.	Geologic, flood and fire hazards are addressed and mitigated as necessary to minimize impacts in the project Master Environmental Impact Report. (See Chapter 2, Section 2.7 and Chapter 4, Section 4.7 for specific analysis and mitigation). Specific mitigation for Tsunami hazards is included in the Master Plan EIR. (See Chapter 4.7.2 MEIR Recirculation Draft 2).

Cultural Resource Protection 3.18 (Urban) and 3.29.1 (Rural) (HBAP) 3500 (FP)	New development shall protect cultural, archeological and paleontological resources.	A cultural resource inventory and resource preservation recommendations have been developed for the project and incorporated into the project mitigation. Cultural resources are addressed and mitigated as necessary to minimize impacts in the project Master Environmental Impact Report. (See Chapter 2, Section 2.1 and Chapter 4, Section 4.1 for specific analysis and mitigation).
Biological Resource Protection 3.30 (HBAP) 3400-3604 (FP)	To protect designated sensitive and critical resource habitats. The Dune area extending west of Manila and Samoa Bridge is composed of environmentally sensitive dune habitats, and therefore is designated "natural resources." This designation restricts the type of development allowed in this area.	The project is sited and designed to avoid sensitive habitats by selection of previously developed areas for future development and maintaining sensitive biological habitats in open space. Biological resources are addressed and mitigated as necessary to minimize impacts in the project Master Environmental Impact Report. (See Chapter 2, Section 2.4 and Chapter 4, Section 4.4 for specific analysis and mitigation). . None of the beach and dune areas along the west side of New Navy Base Road will be disturbed.
Visual Resource Protection 3.40 (HBAP) 3540 (FP)	New development shall conserve and protect scenic and visual qualities of coastal areas. Samoa Blvd., directly west of Arcata, also offers views of the Bay and surrounding agriculture lands that are unparalleled near most urban coastal areas.	Development under the Master Plan proposes to preserve the plan area's high visual qualities, and develop areas of low visual quality (e.g. vacant industrial areas). Visual screening and landscaping requirements (as specified in the project Master EIR mitigation) will also be used to protect scenic and visual qualities. Aesthetics and visual resources are addressed and mitigated as necessary to minimize impacts in the project Master Environmental Impact Report. (See Chapter 2, Section 2.9 and Chapter 4, Section 4.9 for specific analysis and mitigation). Significant areas of land located between New Navy Base Road and the residential areas will be maintained in open space and restored to a natural dune environment. Visual resource protection will be maintained.

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
STMP (Coastal Access) Policy 4.B.	A minimum of one of the bus stops required herein and associated amenities to serve the Samoa area shall be installed on Master Parcel 2 concurrent with the development of the Vance Avenue improvements on Master Parcel 2 and prior to occupancy of any residential development on Master Parcel 2. The other bus stops required herein shall be installed prior to commencement of construction of development within the new residential and business park areas.	This requirement has been made a condition of approval.
STMP (Coastal Access) Policy 2.A.	All approved pedestrian and bicycle paths, corridors, trails and tsunami evacuation routes within the lands subject to the STMP-LUP shall be open to the public at all times. These routes shall not be blocked, gated, obscured, or otherwise barricaded at any time except as may be necessary for initial construction and for occasional short-term maintenance. Pedestrian and bicycle facilities along Vance Avenue shall be installed concurrently with other roadway improvements and shall be open for public use prior to occupancy of any residential development on Master Parcel 2.	This requirement has been made a condition of approval.

STMP (ESHA) Policy 14	Landscaping with exotic plants shall be limited to outdoor landscaped areas immediately adjacent to the proposed development. All new landscaping within the lands subject to the STMP-LUP shall follow the California Native Plant Society (CNPS) "Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation" (http://www.cnps.org/cnps/archive/landscaping.pdf). The planting of invasive non-native plants including but not limited to pampas grass (<i>Cortaderia</i> sp.), acacia (<i>Acacia</i> sp.), broom (<i>Genista</i> sp.), English ivy (<i>Hedera helix</i>), and iceplant (<i>Carpobrotus</i> sp., <i>Mesembryanthemum</i> sp.) shall specifically be prohibited. No plant species listed as problematic and/or invasive and/or as a "noxious weed" by the California Native Plant Society, the California Invasive Plant Council, the State of California, or the U.S. federal government shall be used in any proposed landscaping within the lands subject to the STMP-LUP. To minimize the need for irrigation, all new landscaping shall consist primarily of native, regionally appropriate, drought-tolerant plants. New development projects that include landscape areas of 500 square feet or more shall include appropriate water conservation measures related to efficient irrigation systems and on-site stormwater capture. Development approvals for lands subject to the STMP-LUP shall attach conditions specifying these requirements.	This requirement has been made a condition of approval.
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STMP (Hazards) Policy 4	Prior to the approval or issuance of a CDP for either (1) any residential development on Master Parcel 2 or (2) the comprehensive division of Master Parcel 3, the landowner/developer shall demonstrate compliance with a Final Tsunami Safety Plan incorporating the County's "Draft Tsunami Safety Plan for the Town of Samoa" dated April 2013 and all of the recommended tsunami hazard mitigation, design, safety, and other pertinent recommendations, including, but not limited to, recommendations for vertical or horizontal evacuation options throughout the STMP lands, as set forth in the following: a) the "Revised Tsunami Vulnerability Evaluation, Samoa Town Master Plan, Humboldt County, California" prepared by GeoEngineers, dated October 17, 2006 ; and	This requirement has been made a condition of approval.
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	b) the additional recommendations set forth in the "Third Party Review" of the GeoEngineers October 17, 2006 document prepared for Humboldt County by Jose Borrero, Fredric Raichlen, Harry Yeh, copy submitted to Coastal Commission by Humboldt County March 8, 2007; and c) the Final Plan for the tsunami hazard map prepared for "Emergency Planning Purposes" by Humboldt State University for reference as an indicator of site areas and evacuation routes subject generally to tsunami hazard ; and d) a plan for distant-source tsunami events prepared by the landowner/developer and approved by the County for the orderly evacuation from the Samoa Peninsula of the maximum estimated number of occupants and visitors of STMP-LUP lands at full buildout of the development approved in the master subdivision of Parcel 3 in response to warnings of tsunami hazard with time to evacuate to safer mainland areas. The plans shall take into consideration total peninsula traffic evacuation capacity.	
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STMP (Archaeological Resources) Policy 1	Prior to the filing as complete a CDP application for any development of the lands subject to the STMP-LUP, a Phase II archaeological resources assessment of all known archaeological sites shall be submitted that defines the resultant boundaries of such sites if not formerly known, or if the boundaries of the sites are fully recognized, shall ensure that the former Wiyot village sites and all five of the sites noted previously by County studies or referenced in the County's environmental impact reports for the "Samoa Town Master Plan" are protected from further development and disturbance. Prior to approval of a CDP for any development of the lands subject to the STMP-LUP, the landowner and County shall confer with designated Wiyot representatives to ensure that the cultural resources identified herein are protected in accordance with the Wiyot representative's recommendations. The Coastal Development Permit for any land division or other development that is undertaken on lands subject to the resultant restrictions shall be conditioned to ensure the continuing protection of the archaeological resources identified in accordance with these requirements.	The waste water treatment facility site has had prepared a Phase II study and no archaeological sites were found. The multi-family housing site was reviewed in March 2017 by James Roscoe and it was noted that there are no known archaeological sites in the vicinity of that project. The project will include a protocol for monitoring and handling of inadvertent discoveries per required mitigation. Phase II archaeological survey is required prior to any ground disturbing activities in areas which have not been previously surveyed.
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STMP (New Development) Policy 7	A. To minimize energy demands, which are associated with structural and transportation energy use, development of lands subject to the STMP-LUP shall minimize vehicle miles traveled, and conserve energy by means such as, but not limited to, the following: 1. Siting development in a manner that will minimize traffic trips; 2. Prohibiting retail sales establishments designed to attract more than an incidental percentage of customers from offsite areas; 3. Incorporating the "smart growth" development concepts that combine interdependent uses that potentially reduce offsite traffic trips, including adequate grocery and convenience stores in the revitalized downtown area to supply resident and visitor needs with fewer offsite trips; 4. Providing well designed and appropriately located bus stops along Vance Avenue; 5. Providing amenities for the convenience and safety of pedestrians and bicyclists to encourage the use of non-motorized and/or public transportation, including a well-designed network of bicycle paths, safe sidewalks, and separate footpaths that link various areas within Samoa and to the nearby beach and natural resource area interpretive trails; 6. Incorporating energy efficient building technologies; 7. Requiring development to meet high standards regarding the energy efficiency of proposed structures; heating, ventilation, and air conditioning systems (HVAC); hot water heaters, appliances; insulation; windows; doors; and lighting such as the standards of established voluntary programs such as Energy Star, LEED, or Build It Green;	The project has been designed to the extent feasible to address the applicable measures of this policy. Several of the items are only applicable to overall and final town development and master plan implementation and will be addressed during later phases of the master plan (e.g.1, 2, 3, 14 and 15), 4 is a condition of approval, others are incorporated into the project design (5,6,7, and 8), and some items are included as conditions of approval (9, 10, 11, 12, 13 and 16).
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STMP (New Development) Policy 7	8. Requiring development to incorporate alternative sources of energy such as photovoltaics, solar water heaters, passive solar design, wind generators, heat pumps, geothermal, or biomass; 9. Requiring development to use structural orientation (heat gain from southern exposure) and vegetation patterns to reduce winter heating needs (such as planting deciduous trees near southern exposures to maximize the winter sun); 10. Requiring development to include energy meters that provide real-time information to users regarding energy consumption; 11. Requiring development to use recycled building materials; 12. Requiring development to use building materials that minimize energy consumption during the manufacture and shipment of the materials; 13. Requiring development to use construction techniques that minimize energy consumption; 14. Incorporating structural amenities within non-residential development to encourage the use of non-motorized or public transportation by employees (such as sheltered bicycle storage, bicycle lockers, restrooms with showers/personal lockers, etc.); 15. Encouraging employer incentives such as paid bus passes, etc., to encourage employee use of public transportation; 16. Prohibiting restrictions such as covenants or development standards that prevent energy conserving measures such as the use of outdoor clotheslines.	The project has been designed to the extent feasible to address the applicable measures of this policy. Several of the items are only applicable to overall and final town development and master plan implementation and will be addressed during later phases of the master plan (e.g.1, 2, 3, 14 and 15), 4 is a condition of approval, others are incorporated into the project design (5,6,7, and 8), and some items are included as conditions of approval (9, 10, 11, 12, 13 and 16).
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STMP (New Development) Policy 7	B. Coastal Development Permits authorized for development of lands subject to the STMP-LUP shall include specific findings concerning the extent of the subject project's incorporation of measures to reduce vehicle miles traveled and to minimize the use of energy.	The project has been designed to the extent feasible to address the applicable measures of this policy. Several of the items are only applicable to overall and final town development and master plan implementation and will be addressed during later phases of the master plan (e.g.1, 2, 3, 14 and 15), 4 is a condition of approval, others are incorporated into the project design (5,6,7, and 8), and some items are included as conditions of approval (9, 10, 11, 12, 13 and 16). Given the design to address energy usage and other aspects of New Development Policy 7A, the finding for NEW Development Policy 7B can be made.
STMP (New Development) Policy 4 and 5	Demonstrate the existence of a mechanism, organized under public ownership or management, for the on-going funding and maintenance of the STMP's potable water delivery system, waste water processing system, storm water facilities, fire and life safety facilities and services, open spaces, common areas, etc. Administrative rules, regulations, bylaws and/or operating requirements adopted by the service providers for funding, monitoring, and managing services.	The applicant has filed with the County letters from the Samoa Peninsula Fire District and from the Humboldt Local Agency Formation Commission detailing on-going efforts for reorganization and formation of a Community Service District.

STMP (New Development) Policy 8	Requires that development authorized within the STMP-LUP overlay area incorporate best available practices for the protection of coastal waters.	These practices are described on the grading notes of the draft improvement plans for Vance Avenue and erosion control measures required during construction. The Plans indicate that runoff from the roads will flow into swales along the road, rather than being collected in curb and gutter sections. Since more than one acre will be disturbed by construction, a Storm Water Pollution Prevention Plan (SWPPP) and Erosion Control Plan will be prepared consistent with Cal EPA, State Water Resources Control Board, Construction General Permit Order No. 2009-0009-DWQ effective July 17, 2012.
STMP (New Development) Policy 9	Requires that waste water treatment provided for lands subject to the STMP-LUP shall be limited to provision of service for development authorized pursuant to the STMP-LUP only.	This requirement is included as a condition of approval.
STMP (New Development) Policy 10	Requires that existing residences on Master Parcel 3 shall be connected to the new or upgraded waste water treatment facilities on Master Parcel 2 within 180 days after such facilities are constructed and placed in service and that existing septic system(s) shall be removed or remediated in accordance with RWQCB requirements, and otherwise properly abandoned, subject to any necessary Coastal Development Permit, within 180 days of connection of the subject residences to the new or upgraded waste water treatment facilities.	This requirement is included as a condition of approval.

STMP (Community Character/Visual) Policy 1 STMP (Community Character/Visual) Policy 2	Requires that new construction within the greater Samoa town area shall extend and enhance the historic community character. New development, including signage and lighting, shall not interfere with the special character of the existing historic neighborhoods and public views available from the public vantage points and from special community gathering places such as the Women's Club.	The applicant has submitted an analysis showing how the proposed affordable housing development and street improvements enhance the historic character. Additionally, the applicant has submitted a completed worksheet from the New Town Design Guidelines appendices which documents how the existing architectural features and character have been used to guide the overall design of the proposed development. While the proposed schematic design for the affordable housing development strives for a simple coastal town feel, it does not attempt to replicate the historic architectural features, thereby consistent with the Secretary of Interior's guidelines that "new design should always be clearly differentiated so that the addition does not appear to be part of the historic resource."
STMP (Community Character/Visual) Policy 5	Requires that development, including lighting and signage, shall be designed and constructed in a manner that: (a) protects distant night skyline views from distant vantage points towards the Pacific Ocean and Humboldt Bay; (b) protect public views of the existing town site from public vantage points such as New Navy Base Road, and (c) protects coastal views from the town site, such as the panoramic views of Humboldt Bay and the Pacific Ocean available from the Women's Club and other higher elevation locations.	Signage is limited to the minimum required roadway signage in accordance with Public Works standards. All proposed pedestrian and street lighting is provided by wood poles with dark sky-friendly LED light fixtures per PG&E standards and in accordance with County of Humboldt regulations. The lighting is directed downwards with minimal back lighting, uplighting, and glare. This will minimize the impact to night skyline views from the various vantage points listed. The current project, with the exception of the new roadway, is distinct and remotely located from the historic Old Town and does not affect the existing historic neighborhoods, public vantage points, or special places such as the Women's Club.

STMP (Community Character/Visual) Policy 8	Requires that all exterior lights, including any lights attached to the outside of buildings, shall be the minimum necessary for the safe ingress and egress of the structures, and shall be low-wattage, non-reflective, shielded, and have a directional downcast such that no light will shine beyond the boundaries of the subject parcel.	This requirement is included as a condition of approval.
STMP (Wetlands/ESHA) Policy 1 and Policy 4	Requires that development maintain a minimum buffer of at least 100 feet from identified ESHA.	The project has been designed to maintain 100 foot ESHA buffer.
STMP (Wetlands/ESHA) Policy 2	Prohibits non-resource dependent development within NR area, except for five specified exception	The project does not include development in NR areas.
STMP (Wetlands/ESHA) Policy 3	Requires that full development under the Samoa Town Master Plan provide neighborhood parks that include active recreation and play areas and picnic facilities.	Such facilities are included in the Master Plan full build out, and in some cases are already in existence (tennis courts, basketball court, soccer field, etc.). Additionally, the multi-family project design includes: two children's playscapes, a commons meeting room with patio, and fitness facilities,
STMP (Wetlands/ESHA) Policy 7	Requires that all new and replacement fencing shall require a coastal development permit based on findings that the location and design of such fencing is safely permeable for wildlife.	This requirement is included as a condition of approval.

STMP (Wetlands/ESHA) Policy 9	Requires a plan for removal of invasive, non-native plant species.	The applicant has submitted an Invasive Plant Management Plan as an addendum to the STMP Biological Resource Study – September 2013, and it is on file with the Planning Department. A condition of approval is included that the applicant shall implement that plan as it is applicable to the current project.
STMP (Wetlands/ESHA) Policy 13	Prohibits the use of rodenticides or herbicides on lands designated NR or PF or within other areas containing wetland or ESHA habitat or the buffers thereof. Prohibits the use of rodenticides that contain anticoagulant compounds..	This requirement is included as a condition of approval.

STMP (Wetlands/ESHA) Policy 14	Specifies various landscaping restrictions for the STMP-LUP lands: (1) landscaping with exotic plants shall be limited to outdoor landscape areas immediately adjacent to the proposed development; (2) all new landscaping shall follow the California Native Plant Society (CNPS) "Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation; (3) planting of invasive non-native plants shall be prohibited; (4) no plant species listed as problematic and/or invasive and/or as a noxious weed by the CNPS, the California Invasive Plant Council, the State of California, or the U.S. federal government shall be used in any proposed landscaping; (5) to minimize the need for irrigation, all new landscaping shall consist primarily of native, regionally appropriate, drought-tolerant plants; and (6) new development projects that include landscape areas of 500 square feet or more shall include appropriate water conservation measures related to effluent irrigation systems and on-site stormwater capture.	Submitted Schematic Design – Sheet A2.2. Site Plan & Landscape Plan demonstrates compliance with the listed requirements for the affordable housing development.
STMP (Hazards) Policy 1	Requires a site-specific geologic study and review prepared by and accompanied by the written determination of a California licensed professional civil engineer or California licensed professional engineering geologist stating specifically that the proposed development, if constructed in accordance with the expert's recommendations, will be safe from hazards posed by landslide, slope failure, or liquefaction, and safe from catastrophic failure in the event of the maximum credible earthquake or tsunami.	The applicant has had prepared and submitted the "R1/R2 and Geologic Hazards Analysis Report for the Samoa Town Master Plan," May 29, 2013 prepared by LACO Associated, Inc. A condition of approval is included stating that the applicant shall follow the recommendations of that report.

STMP (Hazards) Policy 2	Requires that all proposed critical facilities such as waste water treatment and disposal facilities and the proposed water storage tank include a potential coastal hazards analysis that addresses the potential for erosion, flooding, wave attack, scour and other conditions.	The applicant has submitted a Technical Memorandum prepared by California Engineering Company, Inc.(July 23, 2009) which addresses potential impacts on Infrastructure Due to Sea Level Rise. The Memorandum includes mitigation measures to address these potential hazards.
STMP (Hazards) Policy 3	Requires that new development associated with the provision of critical or significant community support functions shall be designed and located in a manner that will be free of the risk of catastrophic failure associated with earthquake or tsunami hazards, taking into account a minimum of 5.3 feet of sea level rise by 2100.	The applicant has had prepared and submitted the "R1/R2 and Geologic Hazards Analysis Report for the Samoa Town Master Plan," May 29, 2013 prepared by LACO Associated, Inc. A condition of approval is included stating that the applicant shall follow the recommendations of that report. The applicant has submitted a Technical Memorandum prepared by California Engineering Company, Inc.(July 23, 2009) which addresses potential impacts on Infrastructure Due to Sea Level Rise. The Memorandum includes mitigation measures to address these potential hazards.
STMP (Hazards) Policy 4	Requires compliance with a Final Tsunami Safety Plan incorporating the County's "Draft Tsunami Safety Plan for the Town of Samoa" dated April 2013.	The Tsunami Safety Plan for the Town of Samoa (draft updated April 2013) provides the recommendations listed for this item. A copy of the plan is on file with the Humboldt County Planning Division. A condition of approval is included that projects under consideration should include a requirement for signage and notification of future residents as outlined in the plan.

STMP (Hazards) Policy 5	Requires the new development be sited and designed in a manner that places the lowest habitable floor at an elevation not lower than 32 feet above mean sea level. Requires that all residential structures shall be designed to withstand the hydrostatic and hydrodynamic loads and effects of buoyance associated with inundation by storm surge and tsunami wave up to and including maximum credible tsunami run-up without experiencing a catastrophic structural failure. For tsunami-resilient design purposes, a minimum sea level rise rate of 3.2 feet by 2100 shall be used when combined with a maximum credible tsunami condition.	As shown in the Schematic Design set, dated February 6, 2017, the proposed affordable housing development consists of two and three story townhome style buildings. The Site Plan on sheet A2.1 shows that the existing grade is approximately 22 feet above mean sea level on the lands to be developed. The ground floor includes only non-habitable spaces, including garages, utility spaces and bicycle storage areas. The Cross Section Diagram on sheet A4.1 shows that the ground floor wall height is 9'1" tall. When accounting for building pad grading and the height of the floor framing assembly, which will add no less than 2 feet to the ground floor height, it is demonstrated that a finished floor of 32 feet above sea level for the lowest habitable space will be achieved. The residential structures will be designed by qualified professional engineers using the most restrictive provisions of the 2016 California Building Codes as well as the latest resources for designing to mitigate the hydrodynamic hazards including tsunami hazards, by the multi-agency National Tsunami Hazard Mitigation Program. This has been made a condition of approval.
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STMP (Archaeological Resources) Policy 1	Requires a Phase II archaeological resources assessment of all known archaeological sites which defines the boundaries of such sites if not formerly known, or if all five sites noted previously in the Master EIR are protected from further development and disturbance.	A Phase II archaeological evaluation of a surface marine shell scatter at the site of the proposed WWTF was conducted by James Roscoe and William Rich in January 2015. A copy of this report is on file with the Humboldt County Planning Division. No archaeological resources were identified. On March 9, 2017, James Roscoe submitted a cultural resource assessment for the proposed multi-family housing project which included a field visit. The observation was made that the entire project site had been heavily impacted by historic-era development and use associated with the redwood lumber milling at Samoa. The entire area had been graded and covered with imported fill and/or pavement. This survey concurred with earlier findings that the proposed area of the affordable housing project did not contain evidence of significant prehistoric or historic-era cultural resources. Nonetheless, in keeping with the Memorandum of Agreement with the three local Wiyot tribes, the project is conditioned with requirements for conducting Phase II archaeological surveys prior to any ground disturbing activities for areas that had not already been so surveyed. Additionally, the Samoa Pacific Group is required to consult with the three Wiyot area Tribal Historic Preservation Officers (THPOs) and retain a cultural resources professional versed in regional historic and Native American archaeology to develop a formal Archaeological Monitoring Plan and Protocol for Inadvertent Archaeological Discoveries during STMP implementation. The plan and protocol will be developed prior to any ground disturbing activities related to implementation of the Samoa Town Master Plan. These requirements have been added as conditions of approval.
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2 & 3. Consistency with Humboldt County Zoning Regulations and Development Standards

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
313-4.1. Public Facility (Urban) PF1 Development Standards	To protect sites appropriate for the development of public and private sector civic service facilities. Principal uses include essential services and minor utilities. Conditional uses include extensive impact civic uses and uses not enumerated. Setbacks: Front – none Rear – 15' Side - none Min. Lot size: 5,000 sf. Min. Lot width: 50' Max Lot Depth: 3X lot width Max Ground Coverage: none specified Max Structure Height: 45'	The proposed development of a new waste water treatment facility and domestic water supply facility is considered as essential services. The project includes a conditional use permit to allow for development of these facilities as a possible extensive impact civic use. Complies with all setbacks. No subdivision is proposed at this time. Not applicable
313-6.2 Residential Multi-Family RM Development Standards	Multi-Family Residential, Group Residential and Minor Utilities to serve these uses. Setbacks: Front – 20' Rear – 10' Side – 5' Min. Lot size: 5,000 sf. Min. Lot width: 50' Max Lot Depth: 3X lot width Max Ground Coverage: 60% Setbacks between multiple units: Max Structure Height: 45' Min. distance between buildings: 10' Min. distance between the front of any d.u. and any other building on site: 20' Min. distance between the front of any d.u. and any side lot line: 12'	The project is for 80 units of multi-family type housing to be developed in ten buildings and to include common facilities, including a community building with kitchen, office and meeting room. The multi-family project is designed as a Planned Unit Development, however, overall it meets the standards for setbacks of the RM zoning on that portion of the parcel that is zoned RM. No subdivision is proposed at this time so the lot specifications are not applicable. The project meets the requirements for setbacks between multiple units.

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
Parking §313-109.1.4.1.2	2 parking spaces for each 2 or 3 bedroom dwelling unit.	80 dwelling units are proposed and each unit will have 2 tandem parking spaces (one in a garage and one in the driveway) as part of the planned development permit design and in addition there will be an additional 31 parking spaces for guest for the entire multi-family development.
Section 313-19 Design Review Combining Zone	Review projects for development of new structures for consistency with Samoa Design Guidelines and for compatibility with existing contributing historic structures.	The proposed new multi-family housing was reviewed and found to be in conformance with the "New Town Samoa Design Guidelines." Roofing shall be composition shingles. Driveways located away from street intersections. No parking permitted in the front setback unless within the front-loading access to the garage. No fencing or retaining walls are proposed. No signage is proposed on the site plan. Exterior lighting shall be directed downward and not cause excessive glare to neighboring properties. Utilities shall be underground. Use of common area for trash and recycling is proposed. Natural drainage routes are maintained wherever possible. Landscaping plans shall utilize plant materials that are compatible with the local climate and setting. Building permit applications for new construction shall be reviewed for use of appropriate architectural features, siding, paint color, etc. for consistency with the New Town design guidelines.

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
Section 313-15 et seq. Combining Zones	34.5.4.1 <u>STMP (New Development) Standard 1:</u> 34.5.4.1.1. New development authorized within the STMP-LUP including restoration of existing structures shall incorporate the best available practices for the protection of coastal waters. To achieve these standards, the applicant shall provide supplemental information as a filing requirement of any coastal development permit application for development within the area subject to the STMP, and the pertinent decision-makers shall adopt specific findings and attach conditions requiring the incorporation of, and compliance with, these water quality protection measures in approving coastal development permits for subdivision or further development of the lands subject to the standards of the STMP.	Submitted Schematic Design – Sheet A2.2. Site Plan & Landscape Plan demonstrates compliance with some of the listed requirements for the affordable housing development (swales and drainage plan). Additional compliance details are required as a conditions of approval. <u>Construction pollution control plan.</u> Applicant has submitted a construction-phase erosion, sedimentation, and polluted runoff control plan ("construction pollution control plan") that specifies interim best management practices (BMPs) that will be implemented to minimize erosion and sedimentation during construction, and prevent contamination of runoff by construction chemicals and materials, to the maximum extent practicable. This requirement is included as a condition of approval. <u>Post-Construction Stormwater Plan Required.</u> A plan to control post-construction stormwater runoff flows, and maintain or improve water quality ("post-construction stormwater plan") shall specify site design, source control, and if necessary, treatment control BMPs that will be implemented to minimize stormwater pollution and minimize or eliminate increases in stormwater runoff volume and rate from the development after construction. This requirement is included as a condition of approval. <u>Site design using low impact development techniques Required.</u> The post-construction stormwater plan shall demonstrate the preferential consideration of low impact development (LID) techniques in order to minimize stormwater quality and quantity impacts from development. LID is a development site design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as the volume and rate of stormwater discharges. LID strategies use small-scale integrated and distributed management practices.

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
		<u>Water quality and hydrology plan for developments of water quality concern required.</u> In addition to the information to be provided in the post-construction stormwater plan, applicants for "developments of water quality concern," shall submit a water quality and hydrology plan and be subject to the additional requirements listed in HCC Section 34.5.4.1.1.4.1. This requirement is included as a condition of approval.
	<u>STMP (New Development)</u> <u>Standard 2:</u> 34.5.4.2.1. Remediation of contamination, including contaminated soils or residual lead paint on structural surfaces, and/or reinforcement/replacement of the foundations of aging structures associated with the "company town" of Samoa shall be undertaken with special care to preserve the structural integrity and authentic period details (such as original woodwork, windows, and millwork) of the structures	The current project does not involve any remediation of contamination.

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
	<u>STMP (New Development) Standard 3:</u> 34.5.4.1. Existing structures associated with the historic town shall be restored and maintained in a manner that protects the historic character, period details, and authentic original materials of the original structures. Replacement of period details and features with new materials or methods designed to achieve energy conservation shall not be undertaken in a manner that would replace or distract from the existing period details such as original wood-framed windows and hand-turned wooden decorative details evident in many of the existing Samoa "company town" structures.	The proposed project does not involve any development that would impact existing structures. The multi-family development and waste water treatment facility are located distant from the existing town site.

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
	<u>STMP (Wetlands/ESHA) Standard 1:</u> 4.4.1. The biological report required by STMP (Wetlands/ESHA) Policy 11 shall include, but is not limited to, the following: 4.4.1.1. A study identifying biological resources existing on the site, and the historical extent of the resources as identified in previous reports, surveys, delineations, maps, or publications, disclosing the history, ecology and habitat requirements of the relevant resources, such as plants and wildlife, in sufficient detail to permit a review of functional relationships, their potential for restoration, the potential location of dormant seedbanks of rare (particularly annual) plants, habitat (including non-native species such as individual trees or groves that provide habitat architecture and other resources for birds or other species, or wetlands that may be used by amphibians during specific lifecycle stages) that may be used during specific lifecycle stages or seasonally by migratory species for roosting, breeding or feeding during specific seasonal windows, and present and potential adverse physical and biological impacts on the identified biological resources or on the associated ecosystem, either individually or cumulatively, et seq.	An updated biological report was prepared in accordance with this standard. The project is conditioned with requirement to follow the applicable recommendations of the updated biological report.

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
	<u>STMP (Hazards) Standard 1:</u> 5.1. <u>Sea Level Rise Analysis.</u> Applications for development adjacent to the shore or that may be subject to the influence of sea level over the life of the project shall include an analysis of possible impacts from sea level rise. The analysis shall take into account the best available scientific information with respect to the effects of long-range sea level rise for all requisite geologic, geotechnical, hydrologic, and engineering investigations consistent with the best available science on sea-level rise for the Humboldt Bay region and the Coastal Commission's adopted Sea Level Rise Policy Guidance document. Major community-wide significance shall assume a minimum 5.3 feet per century.	The project location and design takes into consideration sea level rise. The residential units place all habitable floor elevation above that elevation of a catastrophic tsunami plus sea level rise.

Design Guidelines for Planned Unit Developments

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
Design Guidelines for PUDs §313-31	(1) <u>Maintain prominent natural features by:</u> • retaining major trees and shrubs • concentrate development on level areas • retaining ridgeline silhouettes, and leaving slopes greater than 25% undisturbed • revegetating disturbed areas (2) <u>Circulation Considerations:</u> • residences to take access from local roads, limiting frontage on collector streets • divide road where possible to preserve natural features • limit width of roadways, including paved shoulders • utilize alley development for	(1) There are no natural features that justify special protection on this site. The site is generally flat and does not contain any major vegetation, ridgelines or similar physical features. (2) The development is adjacent to an existing developed community with an existing road network that has served the community for many years. New residences with take access from local roads. (3) 80 dwelling units are proposed and each unit will have 2 tandem parking spaces (one in a garage and one in the driveway) as part of

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
	secondary vehicle access (3) <u>Parking Considerations:</u> • develop shared parking areas and limit visual impact of rows of cars • place parking along side and rear of buildings • for parking areas of 5 or more vehicles, use landscaping, berms and screening to minimize visual impacts, unwanted light/glare and noise (4) <u>Architectural Considerations:</u> • buildings to be of compatible design and style with nearby development • living areas should face toward gardens and open areas (5) <u>Other Considerations:</u> • landscaping should be used to enhance privacy and give visual order to the development • multifamily developments of 4 or more units should have laundry facilities • areas should be set aside within the development for trash collection and recycling • utilities should be underground; retention swales should be used to collect runoff	the planned development permit design and in addition there will be an additional 31 parking spaces for guest for the entire multi-family development. (4) The architectural elevations for the structures are included in the application for review and approval. As no Samoa Design Review Committee has been formed, this responsibility falls on the Planning Commission. The submitted elevations show conformance with the design guidelines specified in the Planned Unit Development Regulations (Section 313-31.1 et seq.) and the Design Review combining zone (for historic preservation) adopted with approval of the STMP. (5) Landscaping and lighting are provided as reflected on the proposed site plans. Areas are set aside for trash collection and recycling. All new utilities will be underground. Runoff will be addressed in accordance with a drainage plan approved by the Department of Public Works.
Roads and Driveways for PUDs	(1) <u>Access</u> • Locate appropriate to streets and transportation facilities; exits/entrances should encourage smooth traffic flow; merging and turnout lanes shall be provided where necessary	(1) The multi-family residential development is accessed from Vance Avenue. The Department of Public Works LUD has provided conditions of approval that include dedications, access requirements, and improvements.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
	(2) <u>Internal Circulation</u> • Integrated system of roads, pedestrian and bike paths • Developments designed to limit length of roads, control turning movements and minimize hazards (3) <u>Siting of Roads and Driveways</u> • Roads and driveways shall be consistent with terrain, minimizing excessive cuts and fills (4) <u>Parking Standards</u> • Number of spaces shall conform to off-street parking regulations • Parking to be designed and located as per regulations, except that spaces may be clustered in parking pods in proximity to dwelling units they serve, and parking for guests may be required up to a maximum of 1 space per 2 dwelling units (5) <u>Recreational Vehicle Parking</u> • Parking for recreational vehicles may be required based on anticipated needs of the particular development; if developed, RV parking shall be on the fringe of the development and appropriately screened from adjacent properties	(2) The internal road network consists of two-way access of 20' width. Sidewalks/walkways are proposed throughout the residential areas. (3) Proposed new roads and the existing road network and driveways are consistent with the terrain and do not involve excessive cuts and fills. (4) 80 dwelling units are proposed and each unit will have 2 tandem parking spaces (one in a garage and one in the driveway) as part of the planned development permit design and in addition there will be an additional 31 parking spaces for guest for the entire multi-family development. (5) Given that the housing is aimed at low and moderate income households, there will be no RV parking dedicated.
Owner's Association for PUDs	A nonprofit incorporated owners association or alternative acceptable to County Counsel shall be required for improving, operating and maintaining common facilities, including open space, streets, drives, service and parking areas, and recreation areas.	Common open space is proposed as shown on the development plan. There is no proposal at this time to have individual ownership of the residential units.

6. Impact on Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.	The proposed project will provide for an additional 80 low to moderate income housing units and will thus serve to increase residential density of the project area as well as support development of additional infrastructure that will be able to be expanded to serve additional residential units.

Environmental Impact:

As required by the California Environmental Quality Act, the Planning and Building Department has determined that a Mitigated Negative Declaration the updates and tiers off of the Environmental Impact Report required to address potential impacts from the project. The Mitigated Negative Declaration (Attachment 4) considered the Final Master Environmental Impact Report and evaluated the project for any adverse effects on the environment. In accordance with PRC § 21083.3(a), *"If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report."* Based on a site inspection, information in the application, and a review of relevant references in the Department, staff has determined that potential adverse effects, either individually or cumulatively, on the environment are addressed through adoption of the mitigation in the Environmental Impact Report. The environmental document on file in the Department includes a detailed discussion of all relevant environmental issues.

Staff has also determined that the project, as approved and conditioned, required preparation of a Mitigated Negative Declaration. In accordance with Section 753.5(d) of the California Code of Regulations [Title 14, Chapter 4] environmental review fees are required subject to Section 711.4 of the Fish and Game Code. The Department will require proof of fee payment pursuant to Section 753.5(c) of the California Code of Regulations. The DF&G environmental review fee of \$2,216.25 and \$50 document handling fee required by the statute will be paid by the applicant upon adoption of the Mitigated Negative Declaration by the Planning Commission. Alternatively, the applicant may submit a completed form approved by the Department of Fish and Game documenting the Department of Fish and Game's determination that the project will have no effect on fish and wildlife.

ATTACHMENT 3
Applicants' Evidence In Support of the Required Findings

Document	Location
Application Form	On File
Multi-Family Housing Site Plan, Floor Plans, Elevations	See Insert
WWTF Site Plan	See Insert
WWTF Design Plans	On File
Water Storage System Improvement Plan	See Insert
Vance Avenue Improvement Plan	See Insert
Addendum to the Samoa Town Master Plan Biological Study – Botanical Survey and Invasive Management Plan	On File
Technical Memorandum 05-261 Impact on Infrastructure Due to Sea Level Rise – Samoa Development Plan	On File
R1/R2 and Geologic Hazards Analysis Report - May 2013	On File
Humboldt LAFCO status update on Reorganization to CSD	On File
Samoa Peninsula Fire Protection District let supporting reorganization to a CSD	On File
James Roscoe letter March 9, 2017 – a brief cultural resources assessment of the CDP for Multi-Family housing	On File
SPG Letter to Humboldt Transit Authority requesting bus service – January 26, 2017	On File
Statement from DANCO February 10, 2017, identifying Samoa Pacific Group as the entity responsible for the Invasive Species Removal Plan	On File
New Town Design Guidelines Appendix Worksheet	On File

CEC GENERAL NOTES

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CEC GENERAL NOTES CONTINUED

- [illegible]

STREET/PARKING NOTES

- [illegible]

STORM DRAIN NOISES

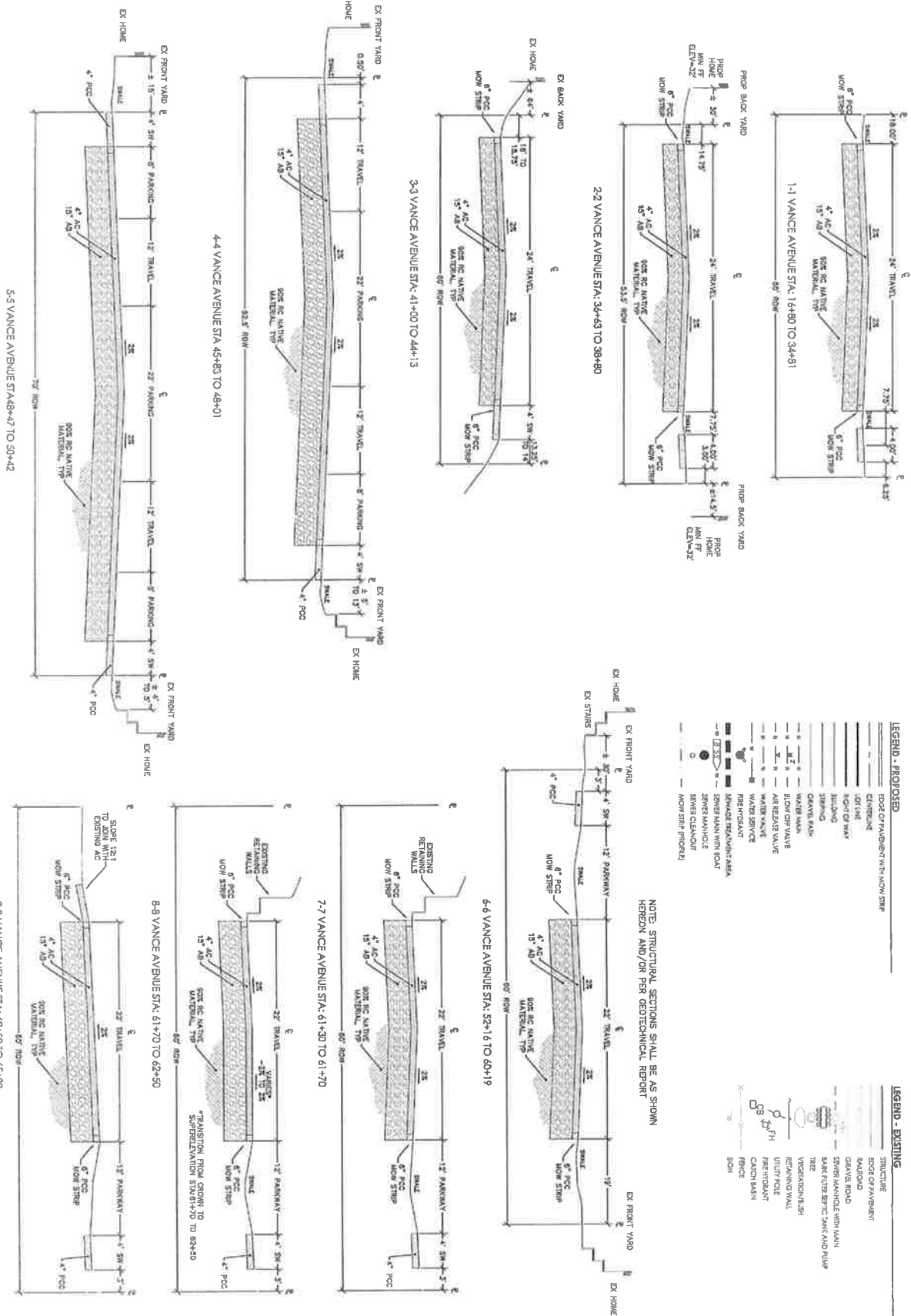
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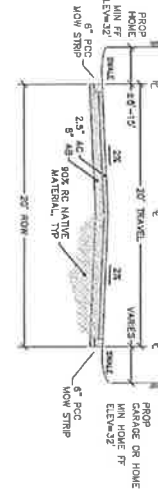
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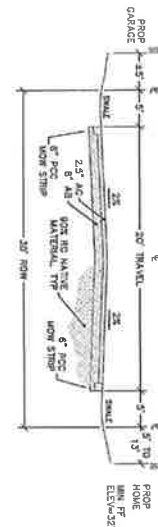
MINIMUM FINISH FLOOR ELEV.

- TOWN OF SAMOA
- GENERAL NOTES**
- VANCE AVE AND PHASE 1A IMPROVEMENT PLANS**

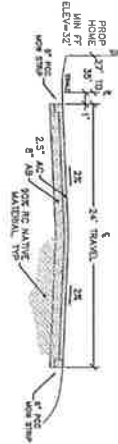




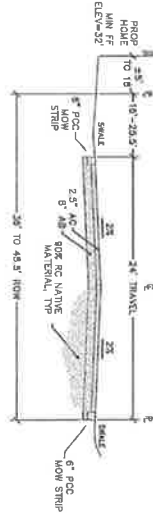
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13-13 MURRAY AVENUE STA: 1+70 TO 6+50

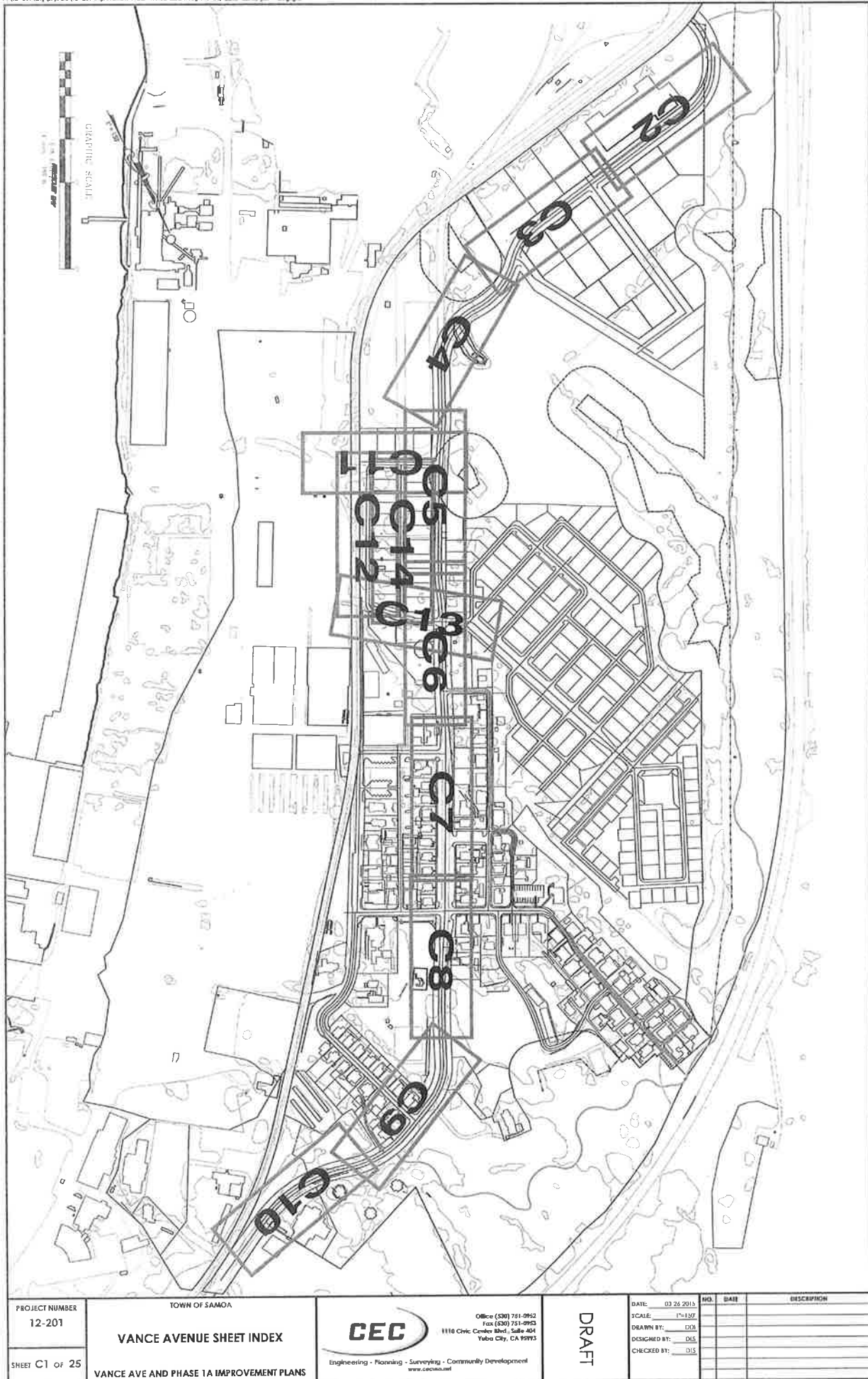


11-11 HAMMOND STREET STA: 4+10 TO 8+55



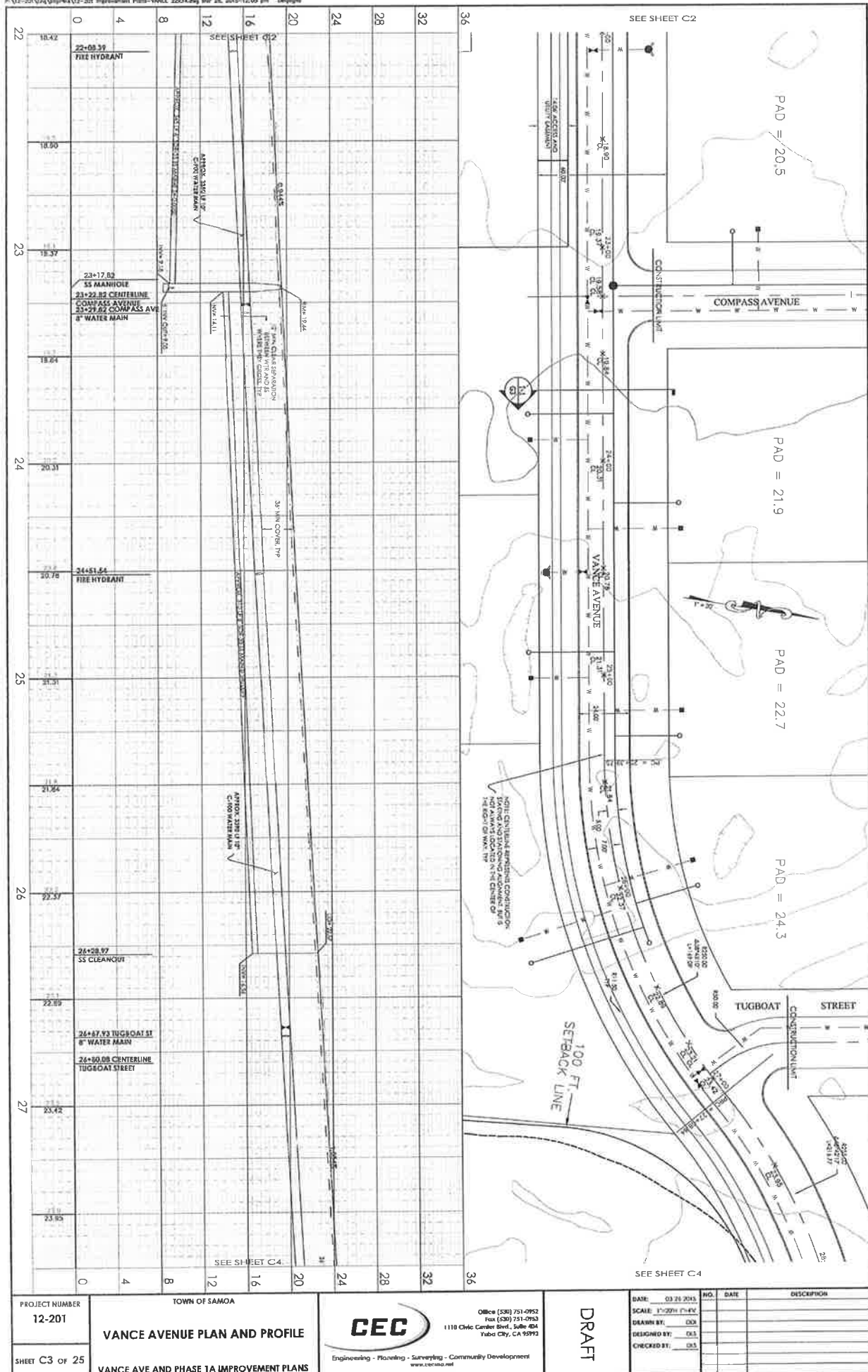
12-12 HAMMOND STREET STA: 9+00 TO 11+20

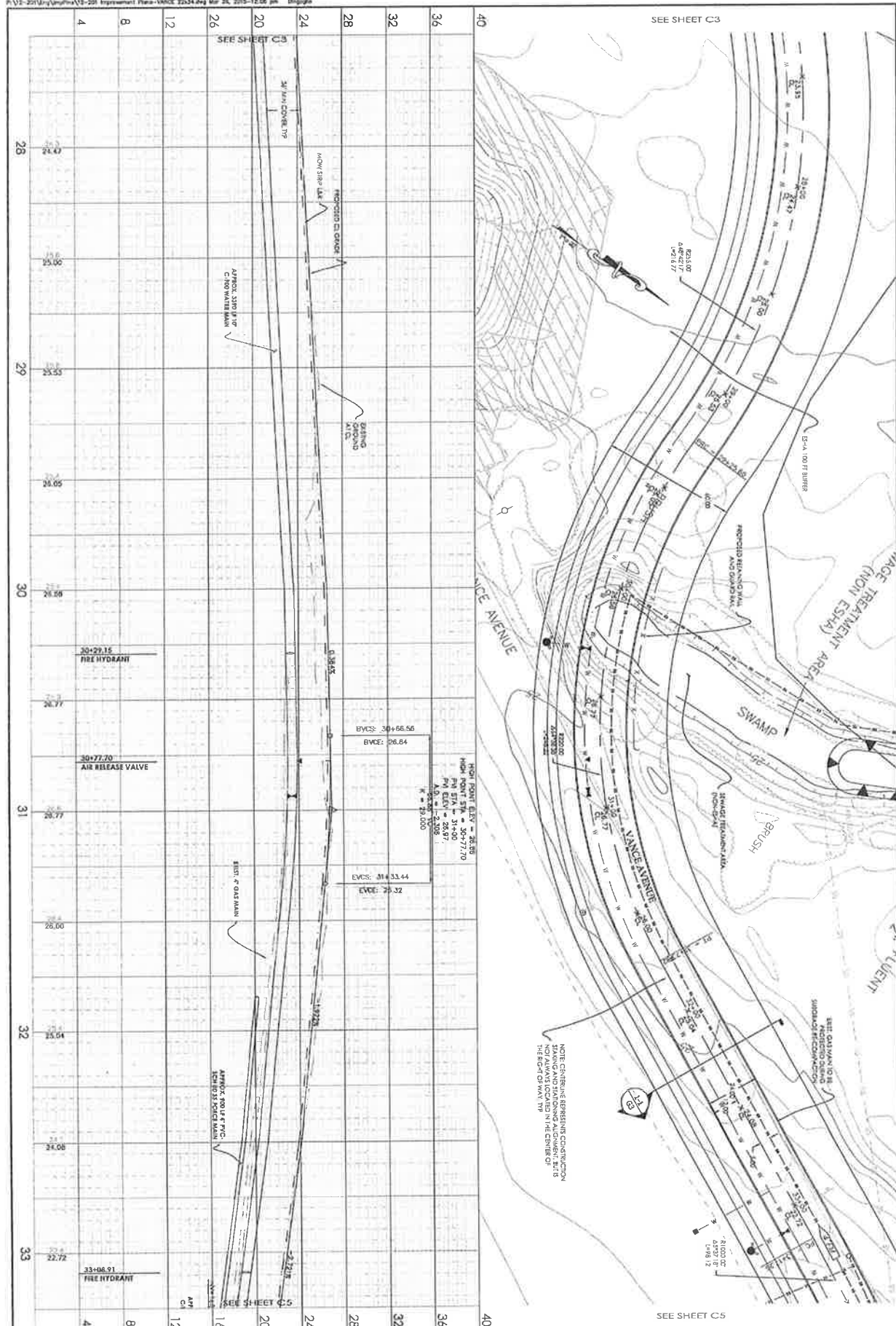
PROJECT NUMBER 12-201	TOWN OF SAMOA STREET SECTION DETAILS	 Office (808) 751-0952 Fax (808) 751-0953 1110 Civic Center Blvd., Suite 401 Yuba City, CA 95999 Engineering - Planning - Surveying - Community Development www.cccusd.net	DRAFT	DATE: 03/26/2015	NO.	DATE	DESCRIPTION
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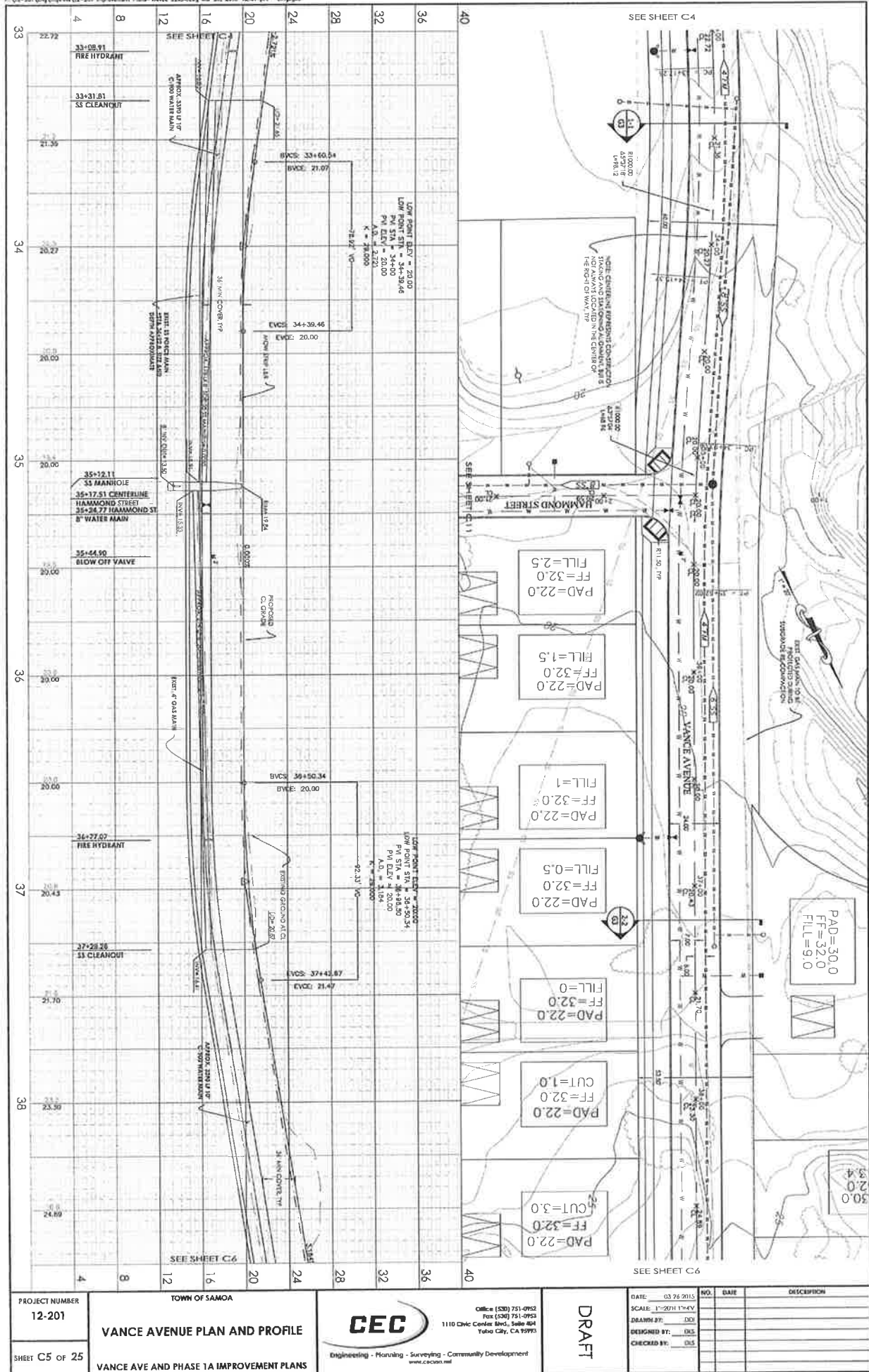
PROJECT NUMBER 12-201	TOWN OF SAMOA	 Office (508) 751-0952 Fax (508) 751-0953 1110 Civic Center Blvd., Suite 404 Yuba City, CA 95993 Engineering - Planning - Surveying - Community Development www.cecinc.com	DRAFT	DATE: 03/26/2015	NO.	DATE	DESCRIPTION
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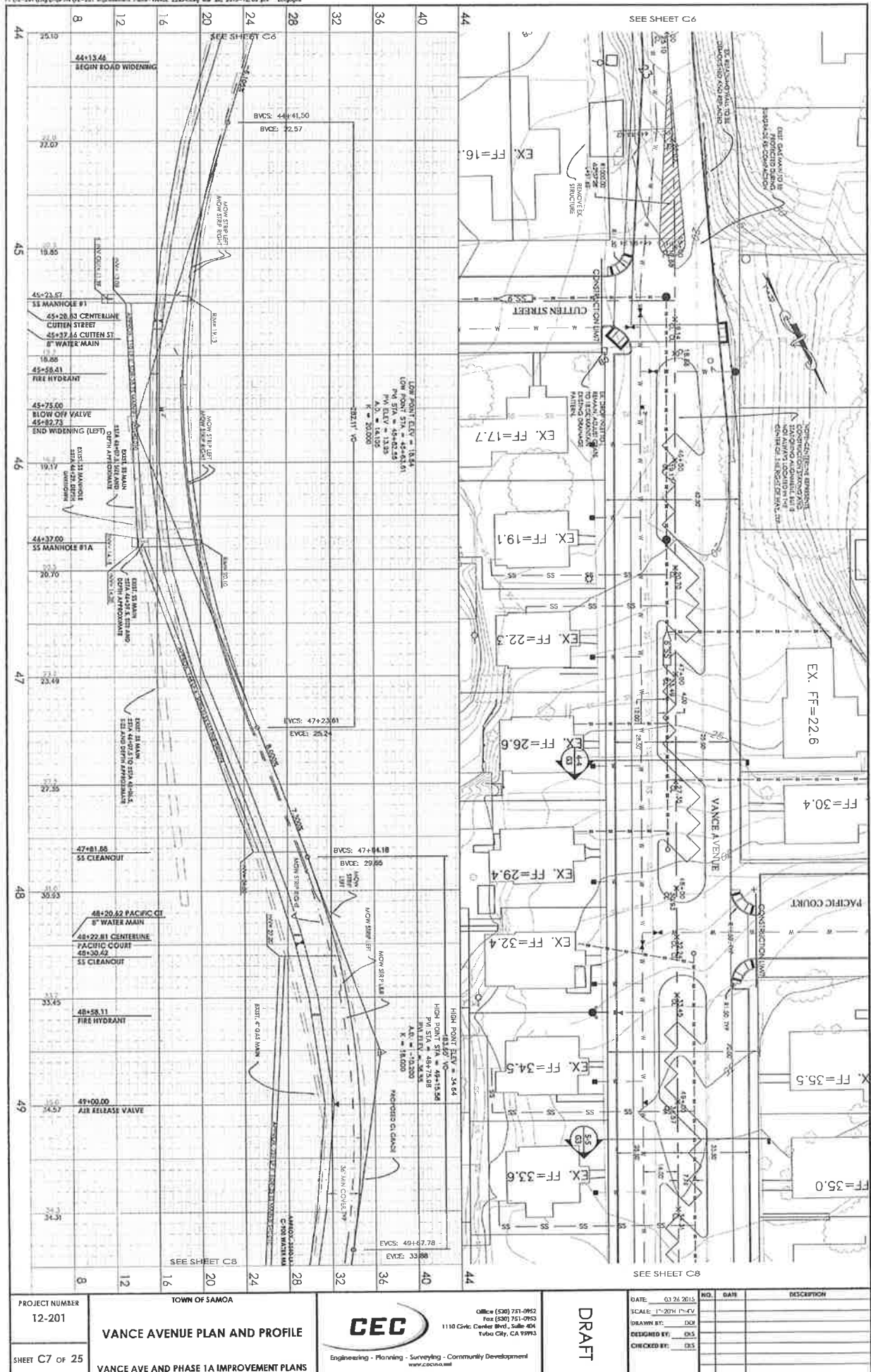
PROJECT NUMBER 07-03-2014	TOWN OF SAMOA VANCE AVENUE PLAN AND PROFILE	 Office (530) 751-0952 Fax (530) 751-0955 1110 Chic Center Blvd., Suite 404 Turbo City, CA 94693 Engineering - Planning - Surveying - Community Development www.cecsonline.net	DRAFT	DATE: 03-26-2015	NO.	DATE	DESCRIPTION
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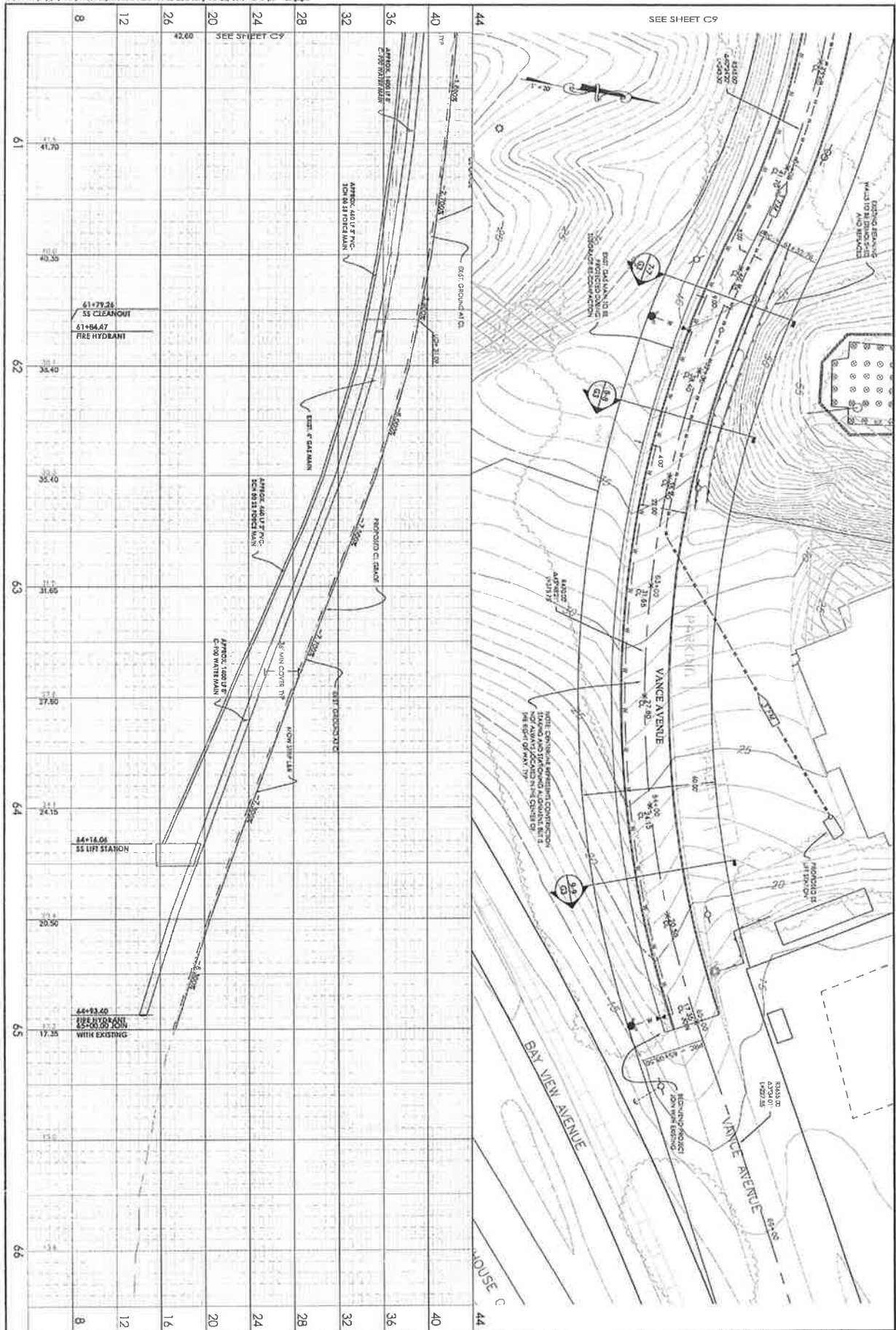




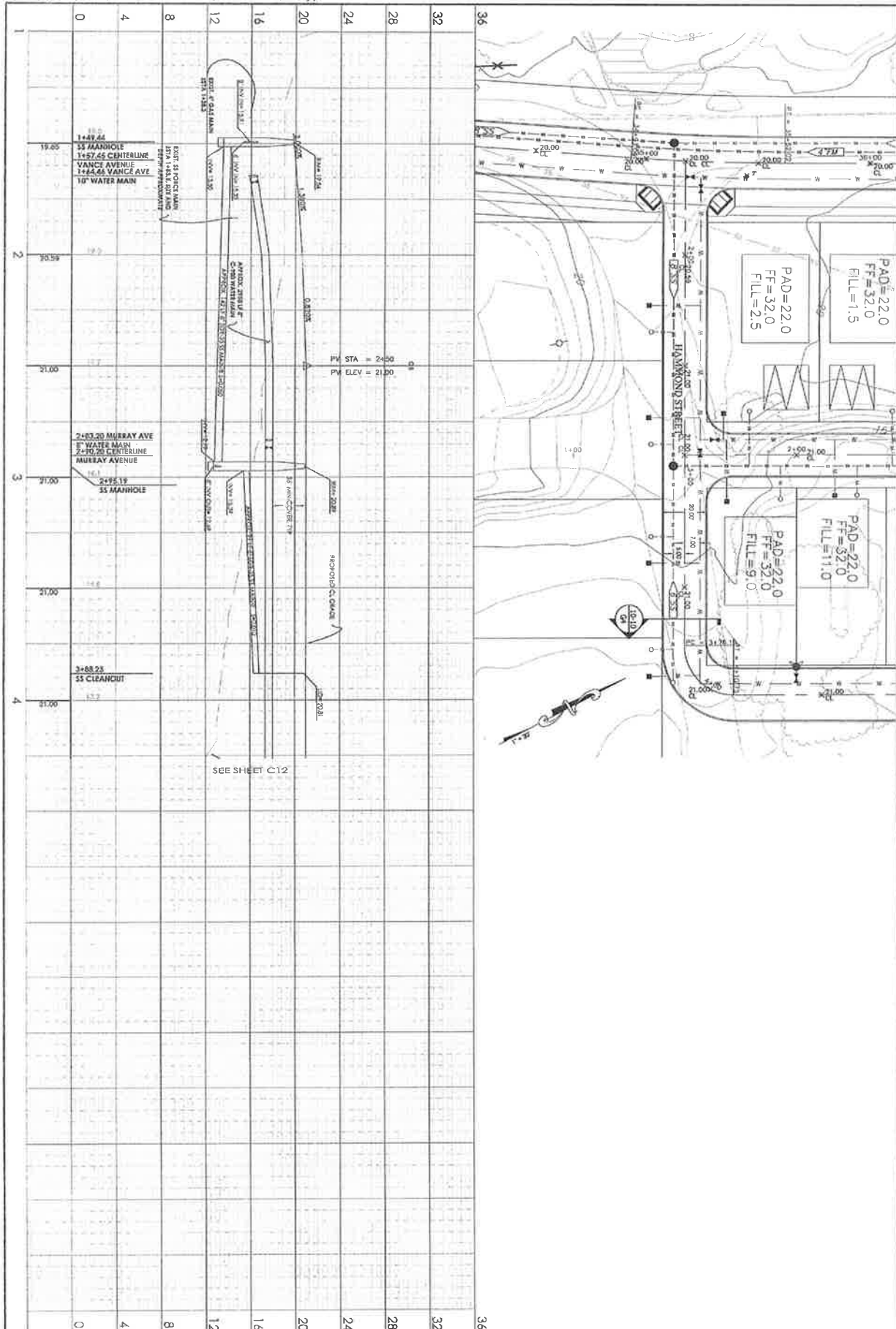
PROJECT NUMBER 12-201	TOWN OF SAMOA VANCE AVENUE PLAN AND PROFILE	 CEC Engineering - Planning - Surveying - Community Development www.cecuhawaii.com	Office (530) 751-0953 Fax (530) 751-0953 1110 Chic Center Blvd., Suite 404 Fresno City, CA 93703	DRAFT	DATE: 03/26/2015	NO.	DATE	DESCRIPTION
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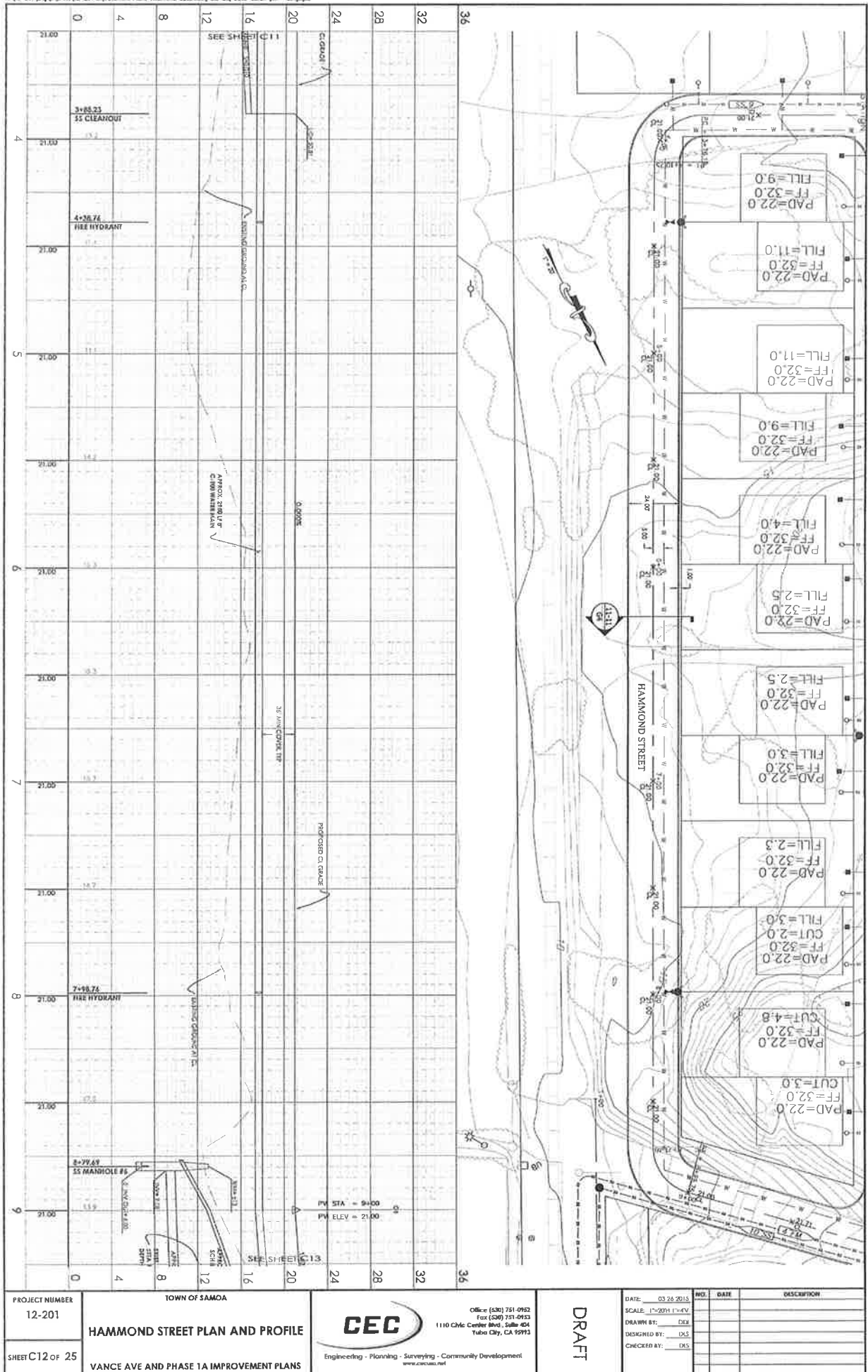


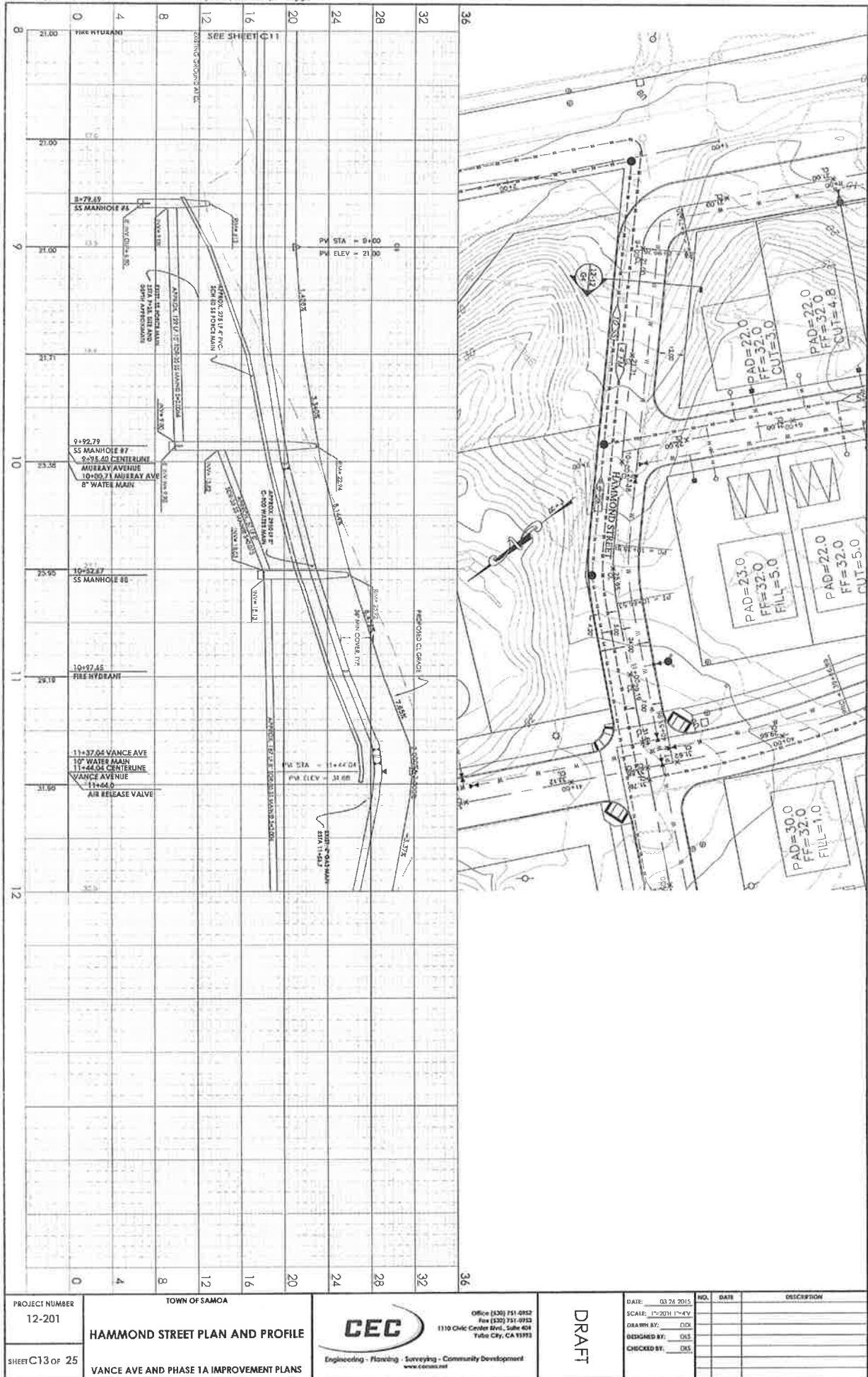


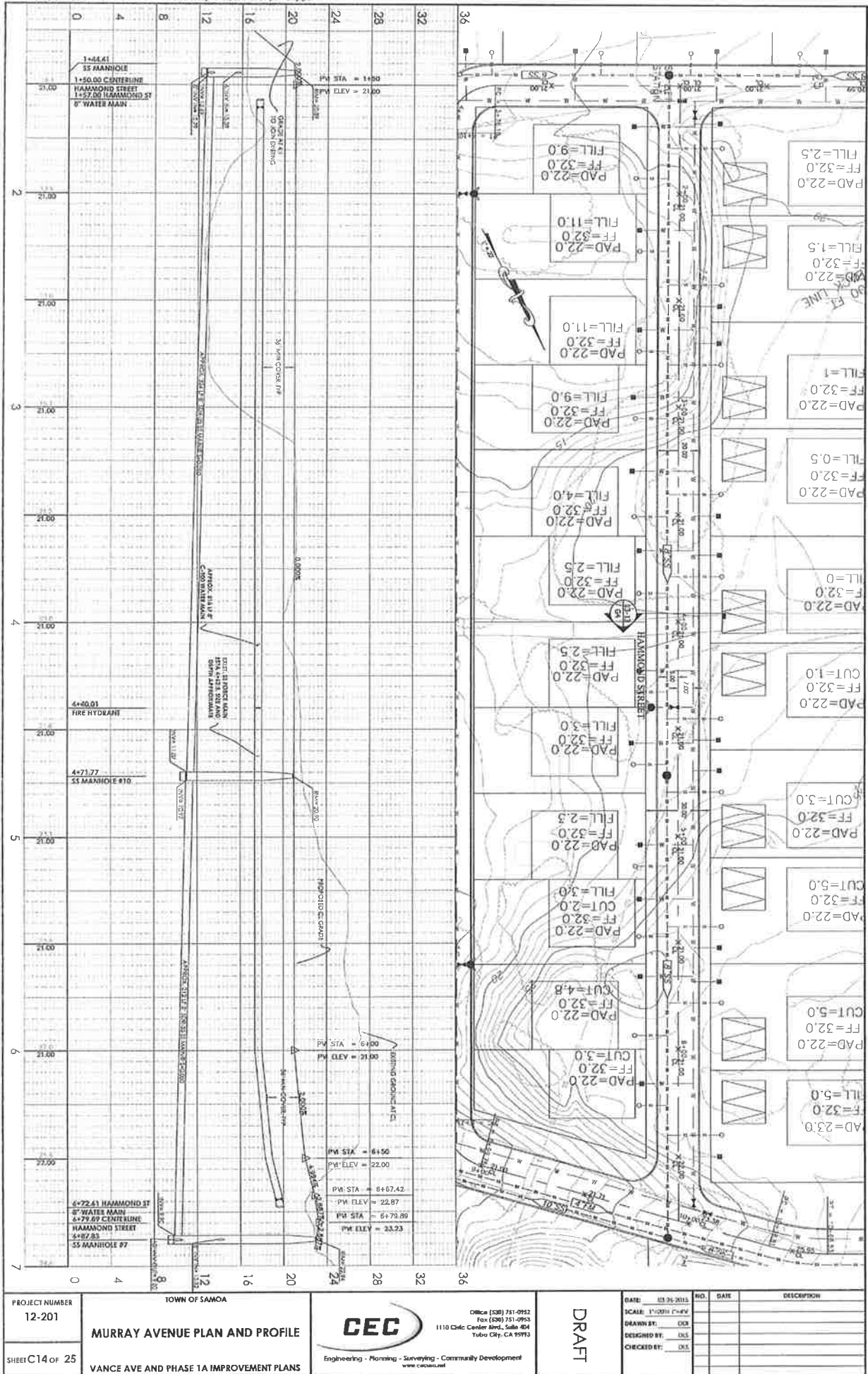
PROJECT NUMBER 12-201	TOWN OF SAMOA VANCE AVENUE PLAN AND PROFILE	 Office (530) 751-0952 Fax (530) 751-0953 1110 Chic Center Blvd., Suite 404 Yuba City, CA 95993 Engineering - Planning - Surveying - Community Development www.cecma.net	DRAFT	DATE: 03-26-2015	NO.	DATE	DESCRIPTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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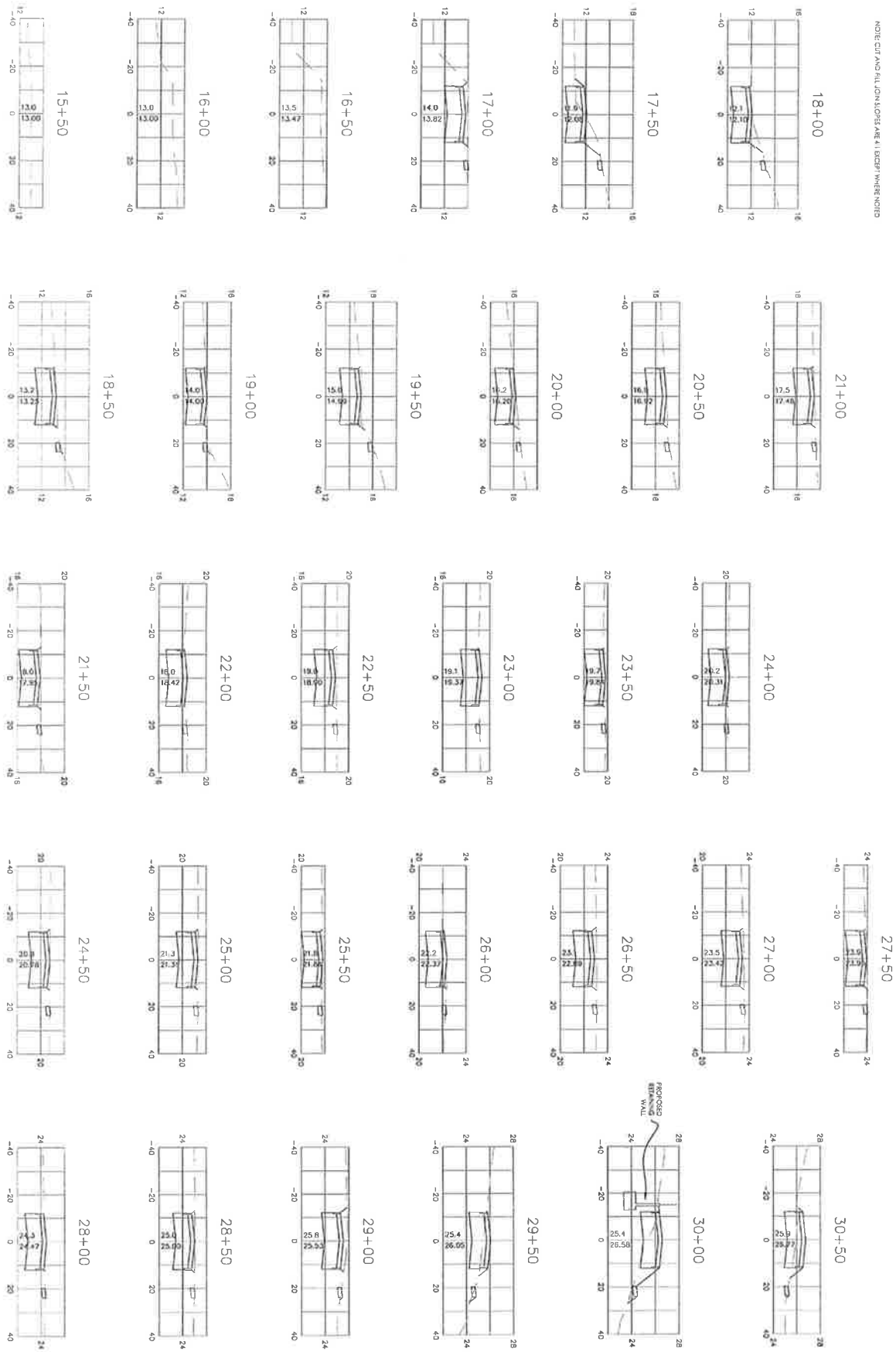
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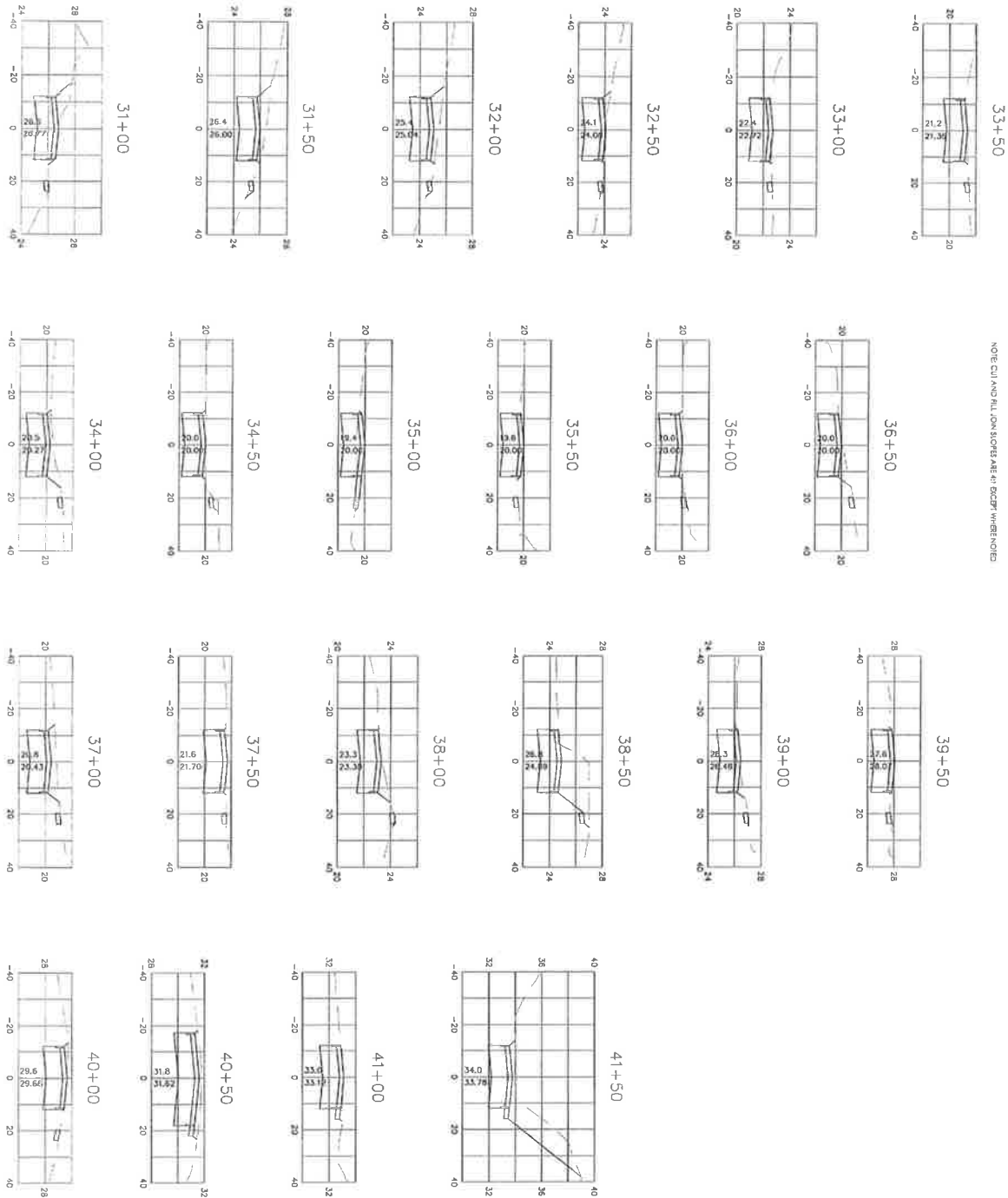




NOTE: CUT AND FILL LOCATIONS ARE 4' EXCEPT WHERE NOTED



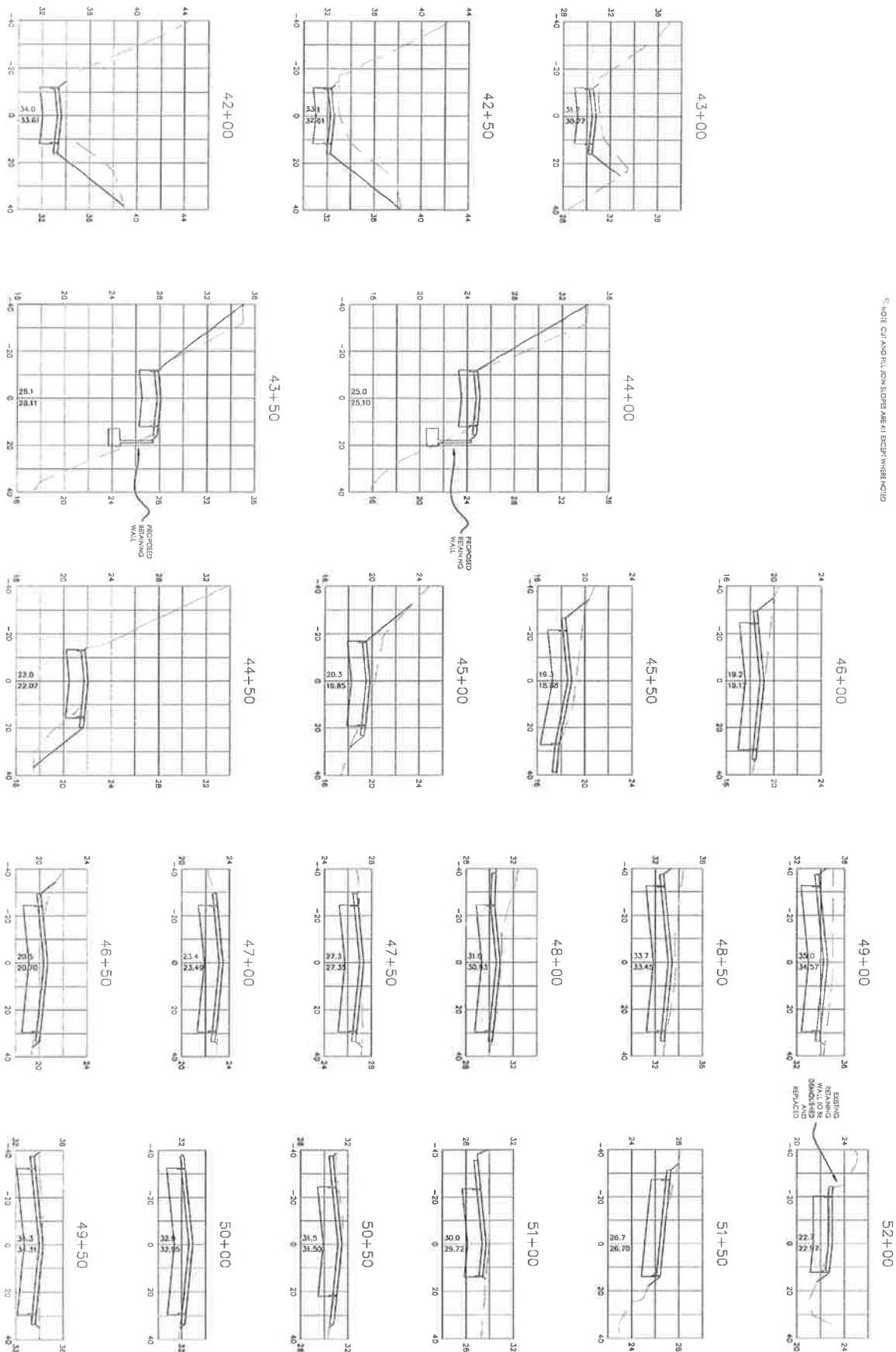
PROJECT NUMBER 12-201	TOWN OF SAMOA VANCE AVENUE CROSS SECTIONS	 Office (508) 751-0952 Fax (508) 751-0953 1110 Civic Center Blvd., Suite 404 Yuba City, CA 95993 Engineering - Planning - Surveying - Community Development www.cecinc.com	DRAFT	DATE: 03/26/2015	NO.	DATE	DESCRIPTION
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NOTE CUT AND FILL SLOPES ARE IN EXCEPT WHERE NOTED

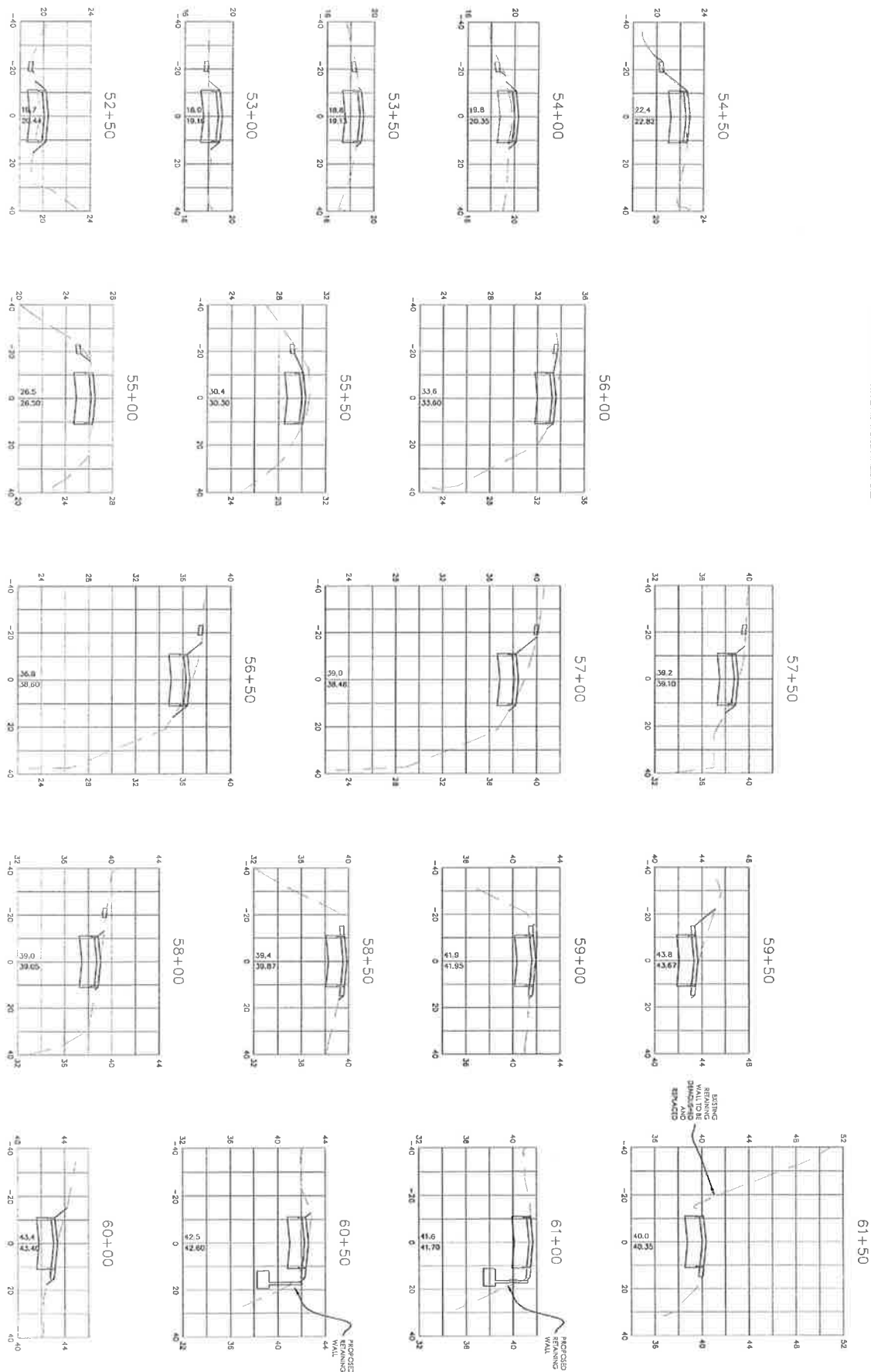
PROJECT NUMBER 12-201	TOWN OF SAMOA VANCE AVENUE CROSS SECTIONS	 Office (508) 751-0952 Fax (508) 751-0953 1118 Chic Center Blvd., Suite 404 Yuba City, CA 95993 Engineering - Planning - Surveying - Community Development www.cecincal.net	DRAFT	DATE: 03/26/2015	NO.	DATE	DESCRIPTION
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NOTE CUT AND FILL ON SLOPE ARE ALL EXCEPT WHERE NOTED

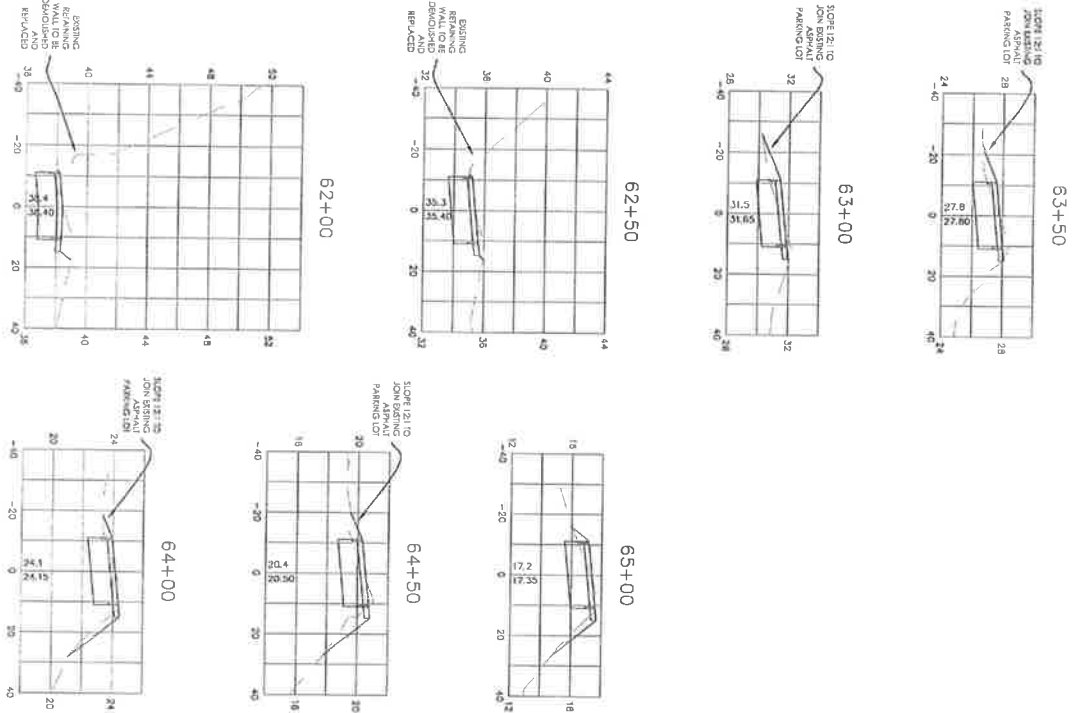


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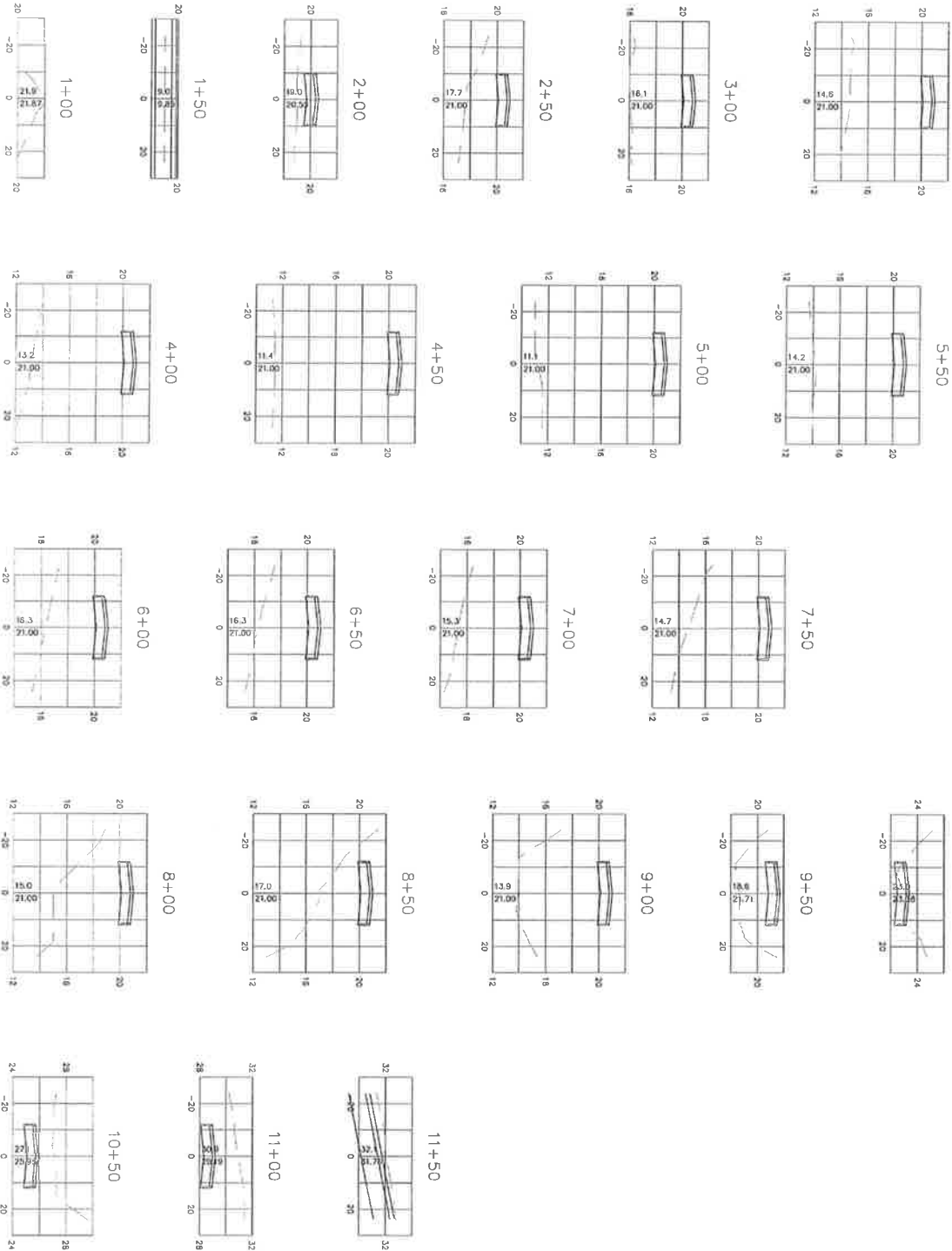
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NOTE: CUT AND FILL JOHNSON ARE 4:1 SLOPE W/SEE NOTED

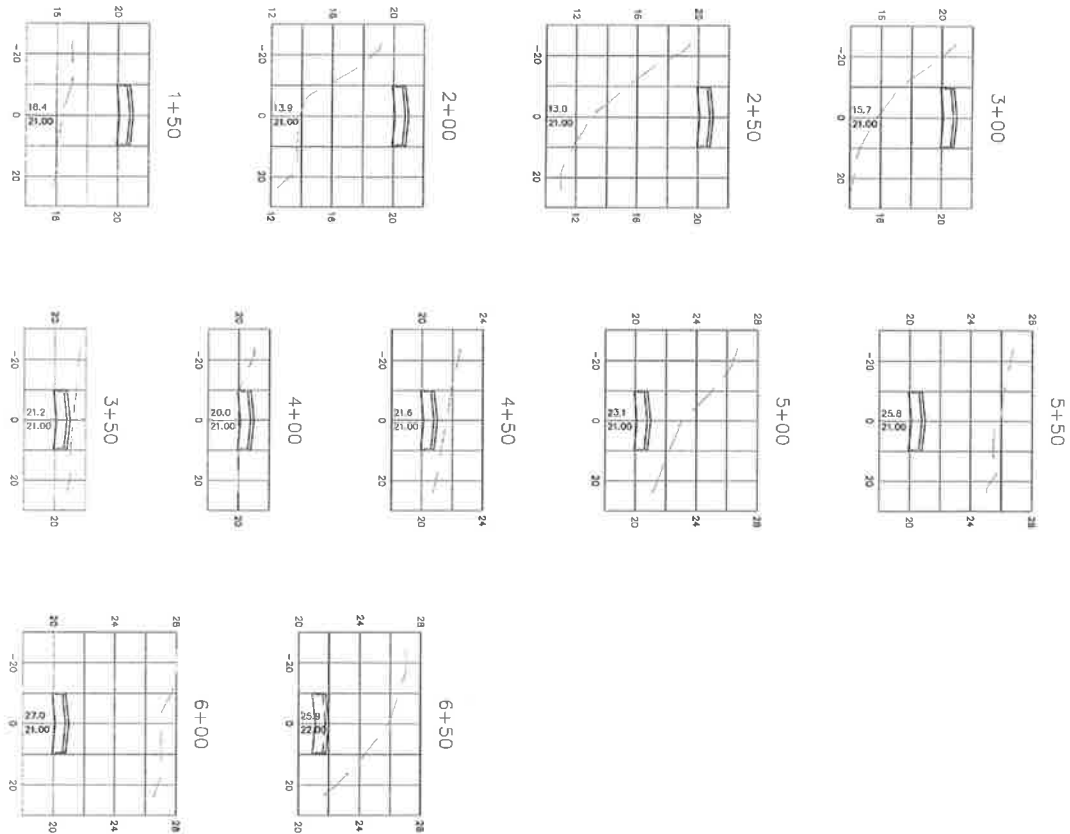
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NOTE: CUT AND FILL DATA ARE IN BRIGHT GREEN. NOTE

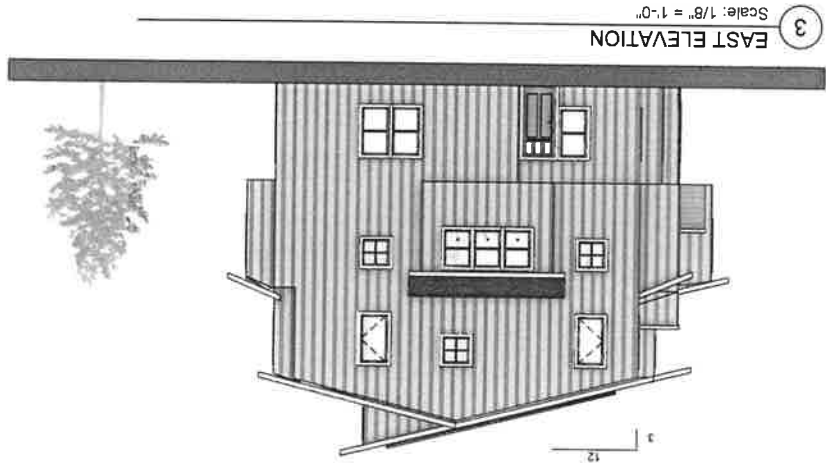
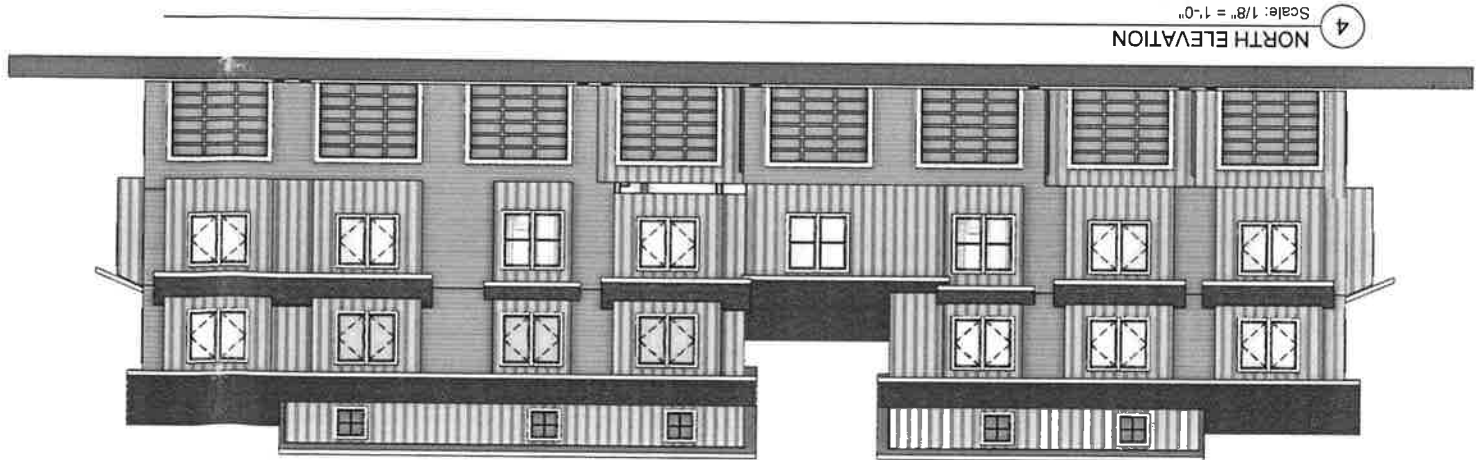
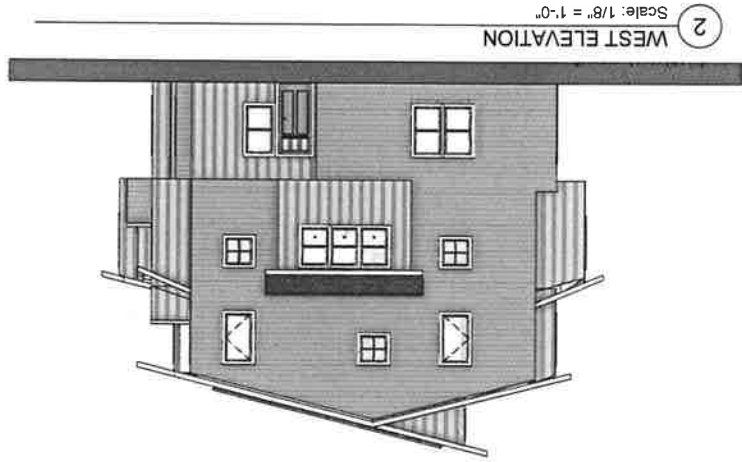
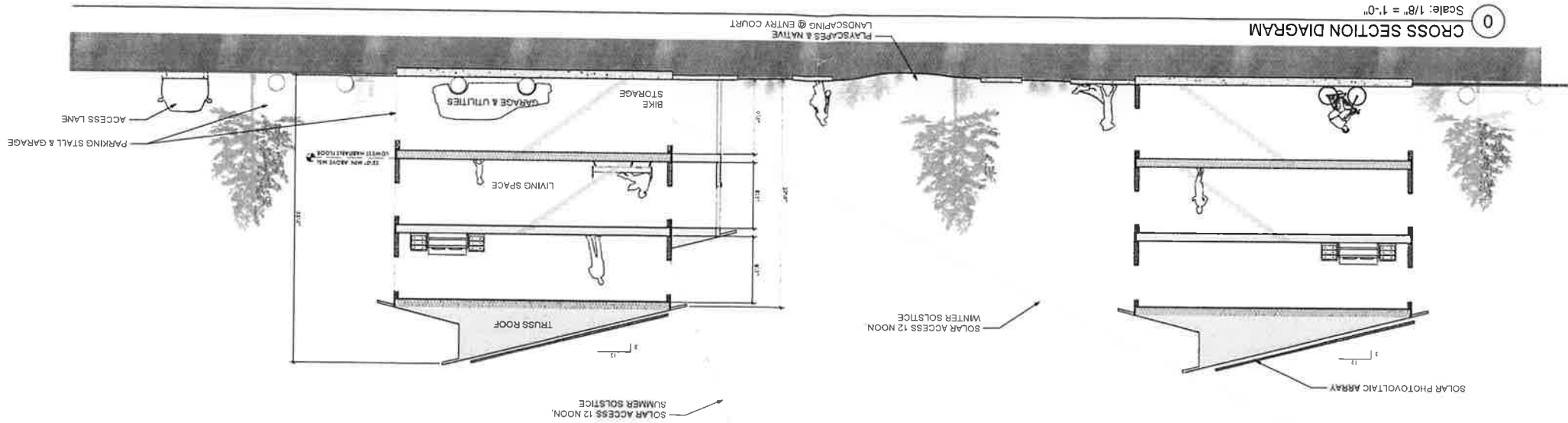


PROJECT NUMBER 12-201	TOWN OF SAMOA HAMMOND STREET CROSS SECTIONS	 Office (530) 751-0952 Fax (530) 751-0953 1110 Civic Center Blvd., Suite 404 Yuba City, CA 95993 Engineering - Planning - Surveying - Community Development www.cesmo.net	DRAFT	DATE: 03/26/2015	NO.	DATE	DESCRIPTION
SHEET 56 OF 25	VANCE AVE AND PHASE 1A IMPROVEMENT PLANS			SCALE: 1"=20' H 1"=4' V	DRAWN BY: CJS		
				CHECKED BY: CJS			

NOTE: CUT AND FILL, JOHN SCOPES ARE ALL BECAME WHERE NOTED



PROJECT NUMBER 12-201	TOWN OF SAMOA MURRAY AVENUE CROSS SECTIONS	 Office (530) 751-0952 Fax (530) 751-0953 1110 Civic Center Blvd., Suite 404 Yuba City, CA 95992 Engineering • Planning • Surveying • Community Development www.cecaco.net	DRAFT	DATE: 03/26/2015	NO.	DATE	DESCRIPTION
SHEET 57 OF 25	VANCE AVE AND PHASE 1A IMPROVEMENT PLANS			SCALE: 1"=20' (1"=4V)	DRAWN BY: CDS	CHECKED BY: CDS	



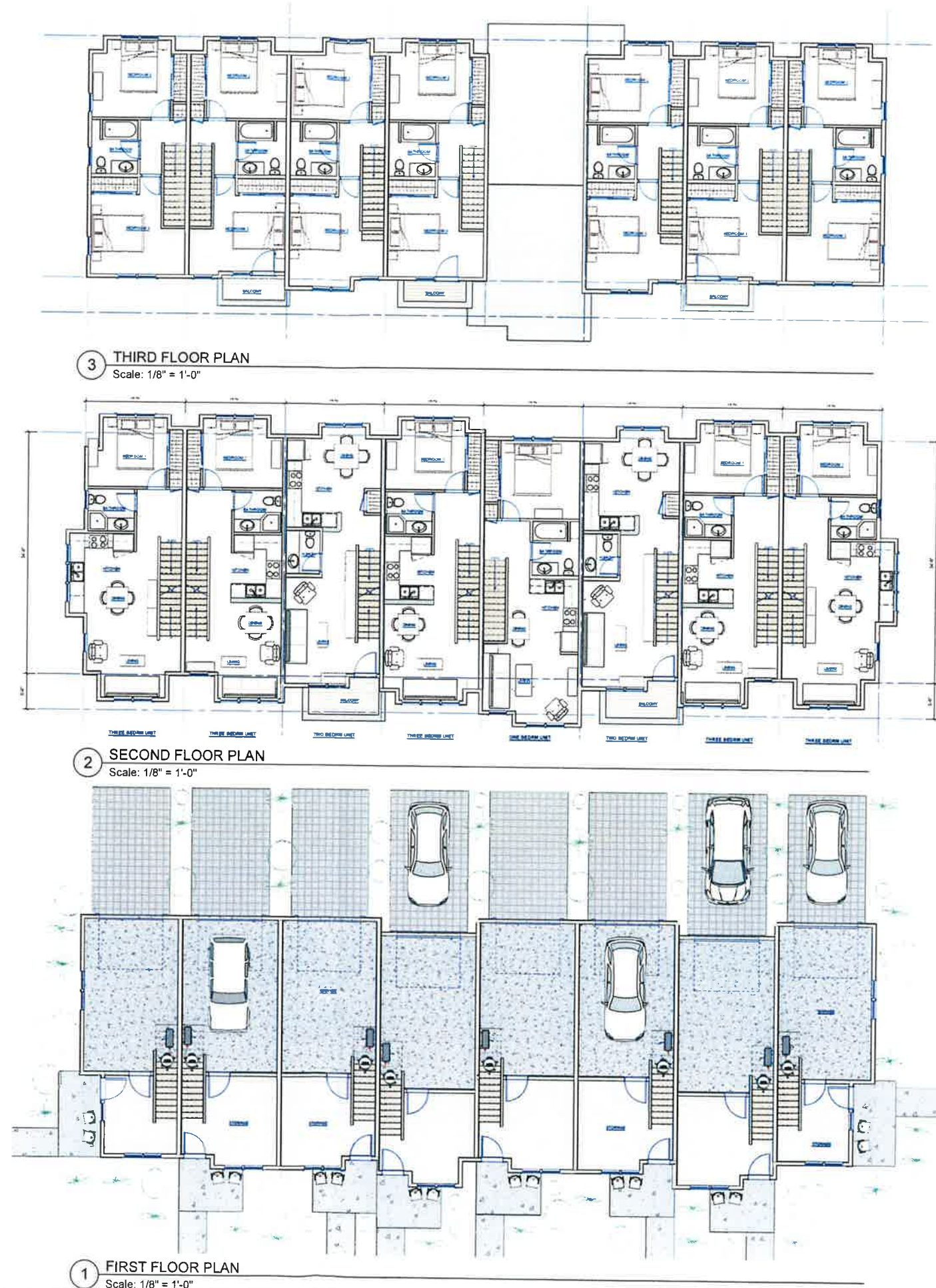
ELEVATIONS & SECTION DIAGRAM

SCHEMATIC
NOT FOR CONSTRUCTION
29 AUGUST 2016

SAMOA COAST TOWNHOMES
FAMILY HOUSING COMMUNITY
VANCE AVENUE
SAMOA, CA 93306

SAMOA PACIFIC GROUP
& DANCO COMMUNITIES
5251 ERICSON WAY
ARCATA, CA 95521
707-822-9000





3 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



SAMOA PACIFIC GROUP
& DANCOS COMMUNITIES
5251 ERICSON WAY
ARCATA, CA 95521
707-822-9000

SAMOA COAST TOWNHOMES
FAMILY HOUSING COMMUNITY
VANCE AVENUE
SAMOA, CA 93306

FLOOR PLANS TYPICAL BLDG

Drawing Status
SCHEMATIC
NOT FOR CONSTRUCTION
Issue Date:
29 AUGUST 2016
Revisions:

Sheet No.
A3.0

ATTACHMENT 4

Draft Mitigated Negative Declaration

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

Multi-family Housing, Wastewater Treatment Facilities, and Vance Avenue Reconstruction State Clearinghouse # 2003052054

PROJECT DESCRIPTION AND BACKGROUND

Project Title:	
Lead agency name and address:	Humboldt County Planning & Building Department 3015 H Street, Eureka, Ca 95501
Contact person and phone number:	Michael E. Wheeler, 707-445-7541
Project Location:	Town of Samoa, Humboldt County, CA
Project sponsor's name and address:	Samoa Pacific Group
General plan description:	Residential Medium Density, Public Facility
Zoning:	Residential Multi-family, Public Facility
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	A Coastal Development Permit, Conditional Use Permit, and Planned Development Permit for: 1) reconstruction and new construction for Vance Avenue from the north end of Samoa near Cookhouse Road southerly to the south end of the Samoa Pacific Group property; and a Special Permit for Design Review ; 2) development of an eighty unit affordable housing project which includes ten buildings, including a community building with kitchen, office and meeting room; 3) construction of a water storage tank for domestic water and fire suppression for Samoa; and 4) construction of a new wastewater treatment and effluent disposal system for Samoa (The construction will be the first phase of a system that will be enlarged incrementally as new development progresses in Samoa.
Surrounding land uses and setting; briefly describe the project's surroundings:	The Samoa Town Master Plan area has two distinct parts. One is the area between New Navy Base Road and the North Coast Railroad Authority (NCRA) railroad tracks, which contains Samoa's primary residential and community area, originally developed as a company town. The other part was formerly used for wood products storage and processing. This "easterly part" (east of the NCRA railroad tracks) was historically an industrial area commonly referred to as the millyard, which contained lumber processing and shipping facilities. The Samoa Cookhouse was at the north end. When the millyard was functioning, it was connected to a dock facility on Humboldt Bay; however, this dock and the adjacent building are not a part of the Master Plan.
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	Regional Water Quality Control Board

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 3 for additional information.

☒	Aesthetics	☐	Agriculture and Forestry	☒	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Geology/Soils
☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	Mineral Resources	☐	Noise
☐	Population/Housing	☐	Public Services	☐	Recreation
☒	Transportation/Traffic	☒	Tribal Cultural Resources	☐	Utilities/Service Systems
☐	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 in 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 a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, 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 EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required

Signature:	Date:
Printed Name:	For:

Draft Mitigated Negative Declaration

Samoa Town Master Plan Phase 1

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 where 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 off-site as well as on-site, 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, then 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 EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "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 where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they 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 Measures Incorporated," describe the mitigation measures which 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, where 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; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

Appendices – Available electronically only from Humboldt County Planning and Building

- A Project Site Plans for WWTF and Water Storage facilities
- B Project Site Plans and Elevations for Multi-Family Housing
- C Biological Report Addendum
- D Greenhouse Gas Emission Technical Report
- E W-trans July 19, 2013 Memorandum – Samoa Industrial Waterfront Transportation Access Plan Traffic Impacts
- F Certified (2009) MEIR Mitigation Measures

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

BACKGROUND

The County of Humboldt is processing an application for Phase 1 of the phased development of the Samoa Town Master Plan (STMP) lands. Based on the proposed project description and new information available, it was determined that project implementation would not have significant effects not discussed in the STMP Master Environmental Impact Report (MEIR) (State Clearinghouse Number: 2003052054); certified on October 27, 2009 by the Humboldt County Board of Supervisors. This Mitigated Negative Declaration builds upon the STMP MEIR and focuses on potential environmental impacts that could occur due to new information of substantial importance that was not known or could not have been known at the time of the 2009 MEIR certification and/or changes in the circumstances under which development of the STMP would occur.

The overall scope of the STMP project has been reduced from what was analyzed in the MEIR in terms of total acres of proposed development, number of proposed new residential units, and acres of business park development. Therefore, most of the project impacts are the same or reduced from those described in the MEIR. However, there is updated information related to biological resources and transportation/traffic. Greenhouse gas emission analysis was not required at the time of MEIR certification and is included in this document to comply with current State requirements.

STMP PROJECT SUMMARY

The original STMP project consists of subdividing and developing a former mill town, lumber storage and processing area to provide a diverse mix of land uses: residential, commercial, light industrial/business park, and public while protecting environmentally sensitive areas and resources. Key elements of the Samoa Town Master Plan include:

- A commercial area at Vance Avenue and Cutten Street;
- A business park along the south portion of Vance Avenue;
- The Samoa Cookhouse area which includes the existing Samoa Cookhouse, a Maritime Museum, the existing gymnasium, baseball field and the elementary school, and a new small RV park;
- A total of 198 new residential units are proposed, including a residential district west of Vance Avenue;
- Live/work studios along Cadman Court;
- Multi-family housing (80 units) east of Vance Avenue and north of Soule Street;
- Coastal dependent industrial land east of the NCRA railroad tracks;
- Open space and natural areas east of New Navy Base Road and at other locations;
- Roads, trails and pathways;
- A central park and town square; and
- Public facilities, including a wastewater treatment plant, corporation yard and utility substation.

After certification of the STMP MEIR in 2009, amendment of the Humboldt County General Plan (Humboldt Bay Area Plan (HBAP)) was approved by the County of Humboldt on December 6, 2011. The HBAP amendment incorporates the adopted findings of the California Coastal Commission (LCP Amendment HUM-MAJ-01-08, March 10, 2011). The LCP amendment conditionally approved the land uses and associated zone reclassifications for the STMP site.

On February 10, 2015 the Board of Supervisors approved a proposed LCP Amendment consisting of the following:

1. Modify the development timing provisions of the Samoa Town Master Plan (STMP) to allow the Wastewater Treatment Facility (WWTF), Vance Avenue Improvements and

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

Multi-Family housing development (as configured under the approved PF and RM designations and Vance Avenue right of way) to be created by merger and resubdivision by parcel map as an additional Master Parcel (Master Parcel 2) prior to the development of other STMP lands (Master Parcel 3); and

2. Establish submittal requirements for three STMP development phases (Phase 1 - WWTP and Vance Avenue Improvements, Phase 2 - multi-family housing development, and Phase 3 – comprehensive division of Master Parcel 3); and
3. Establish modified development requirements for each development phase.

The applicant and his consultant worked with the Coastal Commission and Regional Water Quality Control Board staff to address technical and policy considerations of the proposed development timing change. The text amendments allow the change in development phases to facilitate the early development of new affordable housing. This reordering of the project phasing allows the developer to use grant funding to upgrade the WWTF and construct necessary utility infrastructure and road improvements to support the affordable housing project. The WWTF upgrade will remove a major impediment to the overall STMP development. The amendment also establishes submittal requirements for each development phase and provides specific improvement requirements for each phase. This amendment was subsequently approved by the California Coastal Commission.

The Current Project Proposal – Phase 1

Consistent with the 2016 Phasing Amendment, the applicant is requesting a Coastal Development Permit, Conditional Use Permit, and Planned Development Permit for: 1) reconstruction and new construction for Vance Avenue from the north end of Samoa near Cookhouse Road southerly to the south end of the Samoa Pacific Group property; and a Special Permit for Design Review. The work will include sidewalk construction, shoulder widening and installation of underground utilities; 2) development of an eighty unit affordable housing project which includes ten buildings, including a community building with kitchen, office and meeting room; 3) construction of a water storage tank for domestic water and fire suppression for Samoa; and 4) construction of a new wastewater treatment and effluent disposal system for Samoa (The construction will be the first phase of a system that will be enlarged incrementally as new development progresses in Samoa).

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	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS: 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 within a state scenic highway	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Proposed multi-family residential and Wastewater Treatment Facility. Eighty multi-family housing units, described as “workforce housing”, are proposed on the east side of Vance Avenue, south of Soule Street. The wastewater treatment facility will be located on Public Facility lands located across Vance Avenue from the multi-family housing. The wastewater treatment facility will have no significant above ground structures. In this location, surrounding land uses including the business park, open space areas, new single family housing areas and industrial land. The mix of land uses, lot sizes and open space would offer a diverse streetscape and landscape character in this area of the Master Plan that would provide a visually compatible location for proposed medium-density housing.

Because the site is predominantly vacant, almost any development, by its very nature, will create considerable change to the existing visual character. In terms of visual character, therefore, the Master Plan will cause a noticeable change. The distinct visual elements (e.g. historic company town structures, natural areas) would remain, and the visual elements of the vacant, industrial landscape would be replaced. Some of the proposed changes will improve existing visual characteristics, for example, replacing large paved areas with structures, vegetation, and ponds.

Effects on the Existing Visual Character or Visual Quality of the Site or Its Surroundings

In terms of visual quality, the impact determination is based upon the assumption that the historic structures, street design, and natural areas contribute to the visual quality, and that the industrial areas are not valued for their aesthetic quality. The Master Plan proposes to preserve the plan area’s high visual qualities, and develop areas of low visual quality. Some of the proposed development, for example new residential use, will expand existing visual qualities to currently degraded visual quality sites.

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

Determination:

Less than significant adverse impact with incorporation of mitigation measures from the Final MEIR for aesthetic impacts:

Mitigation:

Mitigation Measure 4.9.1a: Visual screening shall be used as a buffer to separate residential uses from and non-residential uses. Also any new development that is not compatible in size (mass), architectural style, or layout (e.g. setbacks from street, density, orientation, etc.) with adjacent use(s) shall have visual screening to minimize impacts to the existing visual quality. Visual screening can be provided by landscape screening and shall be contiguous to achieve maximum visual continuity and visual separation from existing qualities.

Screening to visually separate existing and Master Plan new development shall include:

- Visual separation and landscaping between the existing town, existing historic resources, and new residential development;
- Visual separation between residential and non-residential uses, including visual screening along Vance Avenue;
- Visual screening by retaining existing vegetation along the north end of Samoa Park to minimize visual impacts with nearby historic resources;
- Visual screening by retaining existing vegetation and landscaping west of Vance Avenue opposite Samoa Park, in the area proposed for new vacation rental units to minimize visual impacts with nearby historic resources;
- Existing Monterey Cypress trees located between the proposed soccer arena and Samoa Cookhouse shall be retained to screen proposed new soccer buildings and structures from adjacent historic resources. Site design and visual screening shall be required between the proposed RV Park and adjacent land uses in the Samoa Cookhouse area shall be employed to minimize impacts. Visual screening and open space areas between proposed new single family housing areas, vacation rental housing units, and existing residences on Sunset Avenue, Rideout Road, and Sanda Court.
- The design, siting, height and scale of new housing, visitor serving uses, and site development shall be visually compatible with existing housing areas on Sunset Avenue, Rideout Road, and Sanda Court and comply with Design Guidelines. New development shall be consistent with Design Guidelines and building regulations required for tsunami safety.

Mitigation Measure 4.9.1b: Areas not occupied by buildings, parking, walkways, bikeways, or other associated residential or commercial activities shall be fully and permanently landscaped with live plant materials and shall be permanently maintained.

Mitigation Measure 4.9.1c: All pedestrian/bike linkages and commercial/business parking lots shall consist of attractive hardscape and landscape.

Mitigation Measure 4.9.1d: All building façades shall be broken down to small scale and given individual design character compatible with the existing historic architectural style of the town.

Draft Mitigated Negative Declaration

Samoa Town Master Plan Phase 1

Effects on a Scenic Vista or Viewshed

While the mix of land uses has changed, the effects on a scenic vista or viewshed are expected to be the same. Potential scenic viewshed impacts of the proposed new residential housing area located south of Sunset Avenue would be similar in both September 2007 and January 2006 Master Plans. There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.9.2 Effects on a Scenic Vista or Viewshed in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.9.2a: Visual screening shall be used as a buffer to protect the views from across the bay. Structures that are incompatible in height and/or mass compared to the existing view shall have visual screening to minimize impacts to the existing visual quality. Visual screening can be provided by landscape screening and shall be contiguous to achieve maximum visual continuity. New structures and development shall conform to design guidelines and standards and design review.

Mitigation Measure 4.9.2b: Landscape plantings, including native trees such as shore pine, shall be installed along New Navy Base Road and along roadways as shown in the Illustrative Master Plan. Landscape plans and design shall be consistent with Design Guidelines and standards.

Creation of New Sources of Substantial Light or Glare

At present, the portion of the Master Plan area proposed for new residential housing is undeveloped coastal dune land. No sources of substantial light or glare currently exist on the site. Nearby sources of light that may partially affect the site would emanate from residences and possibly headlight glare on Sunset Avenue, Women's Club during events, and headlight glare from vehicles traveling along in New Navy Base Road, during nighttime hours. Development of residential housing would potentially generate new sources of light in this area of the Master Plan, especially during nighttime hours. Sources of light include exterior and interior household lighting and headlight glare generated by residents' vehicles. This would alter nighttime views from residences on Sunset Avenue, Sanda Court and the Women's Club. The amount of household light could be minimized by the use of low-intensity exterior lighting.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.9.3a: Exterior lighting, whether installed for security, safety, or landscape design purposes, shall be shielded and/or positioned in a manner that broadcasts light downward and that will not shine light or allow light glare to exceed the boundaries of individual lots on which it is placed. Exterior lighting, consistent with design guidelines and standards, shall be designed to use the lowest intensity lamp/wattage compatible with safety.

Mitigation Measure 4.9.3b: Buildings shall be constructed with non-glare exterior, and consistent with design guidelines and standards.

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Mitigation Measure 4.9.3c: Non reflective surfaces and materials of new development and uses shall be used to limit potential glare impacts.

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II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to 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 the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 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 which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The Samoa Town Master Plan area has two distinct parts. One is the area between New Navy Base Road and the North Coast Railroad Authority (NCRA) railroad tracks, which contains Samoa's primary residential and community area, originally developed as a company town. The other part was formerly used for wood products storage and processing. This "easterly part" (east of the NCRA railroad tracks) was historically an industrial area commonly referred to as the millyard, which contained lumber processing and shipping facilities. The Samoa Cookhouse was at the north end. When the millyard was functioning, it was connected to a dock facility on Humboldt Bay; however, this dock and the adjacent building are not a part of the Master Plan. The setting does not include any agricultural or forest lands, and so the project will not have any impact on agriculture or timberland.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--	--------------------------------	---------------------------------------	------------------------------	-----------

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☒	☐	☐

Release of PM₁₀ During Construction Activities

No change to discussion of impacts or mitigation for this topic. For full discussion see Impact 4.6.1 Release of PM₁₀ During Construction Activities in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.6.1a. Dust control measures:

1. During dry periods, water all earth surfaces when construction involves clearing, grading, earthmoving, and other site preparation activities. Watering should be conducted at least twice daily. This would include unpaved roadways used during construction.
2. Use watering to control dust generation during demolition of structures or break-up of pavement.
3. Cover trucks hauling construction and demolition debris from the site.
4. Provide regular clean-up of mud and dirt carried onto paved streets from the site.

Mitigation Measure 4.6.1b Controls on diesel-powered construction equipment:

1. Maintain construction vehicles to maximize efficiency and minimize exhaust emissions.
2. Prohibit excessive equipment idling time (for diesel powered equipment).
3. Stage diesel-powered equipment as far as possible from residences or other sensitive receptors.

Emissions of Criteria Air Pollutants from Master Plan Buildout

No change to discussion of impacts or mitigation for this topic. For full discussion see Impact 4.6.2 Emissions of Criteria Air Pollutants in the January 2006 MEIR contained in the appendices.

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.6.2a. Circulation-related improvements to reduce motor vehicle use:

1. Incorporate infrastructure that facilitates pedestrian and bicycle travel modes. Such infrastructure would include continuous sidewalks and bicycle lanes or paths that interconnect with different plan components and New Navy Base Road. Specific improvements may include the following:
 - a. Sidewalks shall be provided per Master Plan.
 - b. Existing residential streets (e.g., Vance Avenue, Sunset Avenue, Cadman Court, and Rideout Avenue) shall be designated by signage as bike routes.
2. Encourage the development of retail services that serve the plan area and reduce automobile trips to Eureka and Arcata.

Mitigation Measure 4.6.2b. For units designed for fireplaces/ wood burning appliances, limit such devices to one EPA Phase III or better device per residence to reduce emissions from woodburning appliances. All new residences shall be provided with natural gas powered heating systems. Developers should be encouraged to provide natural gas fireplaces in new residences.

The project also includes the following condition of approval as required by the California Coastal Commission:

5. At least one bus stop and associated amenities to serve the Samoa area shall be installed on Master Parcel 2 concurrent with the development of Vance Avenue improvements on Master Parcel 2 and prior to occupancy of any residential development on Master Parcel 2.

Air Quality Impacts from Traffic

No change to discussion of impacts or mitigation for this topic. For full discussion see Impact 4.6.3 Local Air Quality Impacts from Plan Traffic Generation in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact.

Mitigation:

None Required.

Exposure to Objectionable Odors

No change to discussion of impacts or mitigation for this topic. For full discussion see Impact 4.6.4 Exposure of New Residences to Objectionable Odors in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

Mitigation Measure 4.6.4a. Conduct odor analysis of wastewater treatment facility, and if necessary, include measures to minimize odor impacts on residences or other land uses that could be adversely affected. Such treatments may include aeration systems.

IV. BIOLOGICAL RESOURCES: 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 Game 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, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | ☐ | ☒ | ☐ | ☐ |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, 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? | ☐ | ☐ | ☒ | ☐ |

This section provides a biological analysis update for the 2009 MEIR, with new information from the Addendum to the Samoa Town Master Plan Biological Resources Study, Botanical Survey and Invasive Plant Management Plan, dated September 9, 2013 (Appendix C). The update is to determine whether the new information indicates any potentially significant adverse impacts.

The 2009 MEIR evaluated potential impacts to biological resources affected by the Master Plan. It addresses potential impacts on those resources and identifies measures appropriate to mitigate potentially significant impacts. This section incorporates the 2009 MEIR by reference and includes new information contained in Appendix C.

The Biological Resource Study Addendum was prepared to satisfy the Humboldt Bay Area Plan policies related to the Samoa Town Master Plan implementation including, but not limited to, STMP (New Development) Policy 1B (Phasing of Development). The Biological Resource Study Addendum includes the re-designation of certain degraded habitats within the plan area as Environmentally Sensitive Habitat Areas (ESHA), the establishment of appropriate development setbacks from these habitats, and an updated botanical survey and invasive plant management plan for the project area.

California Coastal Commission Review

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The California Coastal Commission reviewed the 2004 Biological Resources Study and 2009 MEIR, and conducted a field investigation of the site on December 7, 2010. Coastal Commission Staff Ecologist provided the results of the field review in a memorandum dated February 11, 2011. This memo states that the various habitat areas, including wetlands, had been accurately characterized and mapped; however, changes were recommended to some of the descriptions of these areas in terms of use and habitat sensitivity.

The memo identified several areas of “degraded dunes” located east of New Navy Base that were not classified as ESHA that warrant that designation due to the presence of natural dune processes, dune hollow wetlands, and remnant native dune mat vegetation. The first is the long strip of fenced dunes located within the HBMWD waterline easement between the abandoned log deck and New Navy Base Road. The second area is a continuation of the first, situated between New Navy Base Road, the residential housing, and the coastal coniferous forest/scrub ESHA at the north end of the plan area. There are three other small patches of degraded dunes with similar characteristics; one adjacent to New Navy Base Road and one above the Peninsula Elementary School, both of which are surrounded by wetlands and ESHA; and an irregular patch north of Vance Avenue that is contiguous with Coastal Coniferous Forest ESHA. It was recommended that all of these remnant and degraded dune areas be considered ESHA due to their rarity and the ease with which they could be further degraded by human activity. Also, three small areas of remnant native vegetation that were designated as ESHA were recommended to be removed from that designation due to their relative isolation.

ESHA is thought to be a natural dune swale feature since it could not be proven that its creation and subsistence is dependent on artificial hydrological input, as suggested in the biological report. Dense vegetation associated with this swale area can be seen in aerial photos dating back to 1958, which suggests that it may have been a natural hollow at one time, and therefore a convenient place to direct effluent from the treatment pond. This wetland hollow was reclassified as a regulatory wetland for planning purposes. The Coastal Commission recommended that all the delineated wetlands west of the railroad easement be considered ESHA and provided with 100-foot development setbacks, as should the upland vegetation communities designated ESHA, except were truncated by existing development. These recommendations have been incorporated into the STMP.

2013 Botanical Survey

Floristic surveys were conducted in 2013 for all development phases of the STMP east of New Navy Base Road. A survey of the development areas was performed to update existing resource data for the STMP, as required under the Humboldt Bay Area Plan. The updated information is provided as an addendum to the 2004 Biological Resource Report to comply with requirements for subdivision and Coastal Development Permit Approval by the County of Humboldt.

Prior to conducting field surveys, the list of special-status plants with known occurrence in the project region was updated by performing a query of the California Department of Fish and Wildlife Natural Diversity Database (CNDDB 2013) and the California Native Plant Society On-line Inventory of Rare and Endangered Vascular Plants of California (CNPS 2013) for the Eureka 7.5 minute USGS quadrangle and eight adjacent coastal quadrangles (Arcata North, Tyee City, Arcata South, Trinidad, Crannell, Fields Landing, Fortuna, Cannibal Island, and Ferndale). Seventeen plant species were added to the list generated for

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the original biological study (2009 MEIR Table 2.4.2). These additions are listed in Table 3.2.1, along with an assessment of their potential for occurrence within the study area.

Habitat suitability was evaluated using the following criteria:

Present. The species is known to occur within the study area, based on historical occurrence records and/or recent survey data.

High Potential. Habitat components meeting the species requirements are present and most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found in the study area.

Moderate Potential. Habitat components meeting the species requirements are present; however, some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found in the study area.

Low Potential. Some habitat components meeting the species requirements are present; however, the majority of habitat on and adjacent to the site is unsuitable. The species has a low probability of being found in the study area.

Not Present. Habitat on and adjacent to the site is clearly unsuitable for the species or recent survey data indicates that it currently does not occur within the study area.

Seasonally appropriate surveys were performed on April 19th and 22nd, May 23rd and 24th, and June 18th 2013. Surveys were conducted for all target plants listed in the original biological study and the additions listed Appendix C for which suitable habitat was deemed present.

The distribution of rare plant occurrences was recorded and mapped using a Trimble Juno SB handheld GPS. Native Species Field Survey Forms were completed for each rare plant occurrence and a list of species encountered during the field investigation are included in Appendix C.

Results of Rare Plant Survey

Beach layia (*Layia carnosa*) and dark-eyed gilia (*Gilia millefoliata*) were relocated within the water/power utility line easement between New Navy Base Road and the former log deck, and within an open sand area next to the forest/scrub habitat at the north end of the plan area. They were found generally in the same locations as they were in 2003/2004 but occupying slightly larger representative areas. No other Special-status plants were found within the study area during the 2013 survey effort.

Beach layia is a California endemic that is both state and federally listed as endangered throughout its limited range. Dark-eyed gilia is not state or federally listed, but it is considered endangered in a portion of its range, rare outside of California, and distributed in a limited number of occurrences. Both are locally common in the dunes on the Samoa Peninsula, where they are typically associated with the native dune mat community, but they also occur along edges and sandy openings of dunes dominated by invasive exotic plants. Beach layia requires areas of open sand to colonize and cannot establish itself in the thick vegetative cover of nonnative plants that similarly inhabit the dunes of the plan area. It was observed within one small section of the utility easement associated with native dune mat species such as coast buckwheat (*Eriogonum latifolium*), beach bur (*Ambrosia chamissonis*), beach evening primrose (*Chamissonia cheiranthifolia*), dune knotweed (*Polygonum paronychia*), coast goldenrod (*Solidago spathulata*), beach pea (*Lathyrus littoralis*), sand mat (*Cardionema ramosissimum*), and dark-eyed gilia.

Dark-eyed gilia was observed growing over a larger area of the utility easement, often within lower quality habitats such as those impacted by light vehicle and foot traffic and areas

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dominated by invasive-exotic plants. Common associates include native dune mat species but also non-native grasses and forbs such as ripgut brome (*Bromus diandrus*), hairgrass (*Aira praecox*), sheep sorrel (*Rumex acetosella*), rattlesnake grass (*Briza maxima*), vulpia (*Vulpia bromoides*), and rough cat's ear (*Hypochaeris radicata*). Dark-eyed gilia was most abundant within the vehicle corridor along the HBMWD easement where light truck traffic retained areas of open sand suitable for colonization.

Special Status Animal Species Potentially Occurring in the Master Plan Area

The special-status animal species occurring or potentially occurring at or adjacent to the Master Plan area are listed in 2009 MEIR Table 2.4-2 along with their status and habitat characteristics. The Biological Resources Report determined that 28 special-status animal species occur or have the potential to occur at or adjacent to the Master Plan area. These include: Northern red-legged frog (*Rana aurora aurora*), Northwestern pond turtle (*Clemmys marmorata marmorata*), brown pelican (*Pelecanus occidentalis californicus*), double-crested cormorant (*Phalacrocorax auritus pallidus*), great blue heron (*Ardea herodias*), great egret (*Ardea alba*), snowy egret (*Egretta thula*), black-crowned night heron (*Nycticorax nycticorax*), osprey (*Pandion haliaetus*), white-tailed kite (*Elanus leucurus*), bald eagle (*Haliaeetus leucocephalus*), Northern harrier (*Circus cyaneus*), sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Accipiter cooperi*), merlin (*Falco columbarius*), American peregrine falcon (*Falco peregrinus anatum*), Western snowy plover (*Charadrius alexandrinus nivosus*), long-billed curlew (*Numenius americanus*), elegant tern (*Sterna elegans*), short-eared owl (*Asio flammeus*), Vaux's swift (*Chaetura vauxi*), willow flycatcher (*Empidonax traillii bresteri*), purple martin (*Progne subis*), bank swallow (*Riparia riparia*), black-capped chickadee (*Parus atricapillus*), California yellow warbler (*Dendroica petechia brewsteri*), pallid bat (*Antrozous pallidus*), Townsend's western big-eared bat (*Corynorhinus townsendii townsendii*), and red tree vole (*Arborimus pomo*). See the 2009 MEIR and associated Biological Resources Study for further discussion. There is no new information related to special status animal species in the Biological Resources Study Addendum, the descriptions and analysis in the 2009 MEIR remains valid.

Regulatory Setting

The applicable Federal, State, and California Coastal Act, plans, policies, codes and regulations related to biological resources remain as described in the 2009 MEIR. The following policies were added to the Humboldt Bay Area Plan, per the California Coastal Commission, as part of the STMP General Plan (Local Coastal Plan) Amendment approval.

Humboldt Bay Area Plan – Chapter 4 (Land Use Designations)

STMP-LUP: Samoa Town Master Plan Land Use Designation Overlay

STMP (New Development) Policy 1B (Phasing of Development) – Further Subdivision of STMP “Parcel 2”

1.A. A complete application for a coastal development permit for the comprehensive division of Master Parcel 2 shall at a minimum include all information needed to evaluate the consistency of the division with the policies of the STMP-LUP and all other applicable provisions of the certified LCP, and in addition shall specifically include the following information:

- (1) Wetland Resources: Wetland delineations, including to-scale maps and supporting data prepared in accordance Wetland/ESHA Policy 10.
- (2) Botanical/Historic Landscape Resources: Seasonally-appropriate botanical surveys, including to-scale map and supporting data and analysis of historic landscape context;

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(3) Non-wetland ESHA delineations, including to-scale maps and supporting data;
 (4) Invasive Species: Non-native, invasive species surveys, to-scale maps; supporting data, and plans for control or removal of ecologically significant species within the pertinent area, such as pampas grass, non-native brambles for five (5) years after significant increments of site disturbance occur (i.e. may be phased plan for removal based on the timeline of the development) and with additional time if plan milestones are not achieved and additional removal is thus required;
 STMP (Wetlands/ ESHA) Policies 1-15 are summarized below, for complete policy language see Humboldt Bay Area Plan.

STMP (Wetlands/ ESHA) Policies

Policy #	Summary
1	Provide maximum protection, restoration and enhancement of existing ESHAs.
2	Designate and zone identified ESHAs and buffers Natural Resources.

Policy #	Summary
3	Provide neighborhood parks to minimize unauthorized recreational use of sensitive resource areas.
4	100-foot setback/buffer for wetlands and non-wetlands ESHAs unless it can be demonstrated that a reduced buffer is sufficient to prevent disruption of habitat. Buffers shall not be reduced to less than 50 feet.
6	Defines locations for paved bicycle/pedestrian paths.
7	Defines fencing requirements.
8	Limits use of motorized recreational vehicles.
9	Outlines requirements for a plan for the removal of invasive non-native plant species of ecological concern.
10	Wetland delineation requirements.
11	EHSA determination requirements.
12	Development shall not significantly alter drainage patterns that would adversely affect hydrology sustaining wetlands.
13	No herbicides or rodenticides shall be used within STMP lands designated Natural Resource or Public Facility.
14	Limits planting of exotic plants/ prohibits planting of specific invasive non-native plants.
15	Identification of buildable area for proposed land divisions/ LLAs.

Impacts & Mitigation Measures

Loss of Wetlands

Discussion:

As a result of Coastal Commission review and LCP Amendment approval, all wetlands located west of the railroad easement have been designated as EHSA and provided 100-foot development setbacks. This includes a portion of the “waste-water treatment facility” previously designated as non-ESHA that was reclassified as a natural dune swale feature and state/federal regulatory wetland. This also includes two dune hallow wetlands that were previously proposed to have reduced setbacks. Therefore, there will be no loss of wetlands as

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a result of the proposed project and impacts will be less than those described in the 2009 MEIR.

In addition to establishing wetland buffers, Best Management Practices (BMPs) will be incorporated in the plan design to control the generation and delivery of pollutants from land use activities to water resources. The proposed Master Plan provides for vegetated swales along roadways and development and the creation of detention basins to slow and treat stormwater flows, thereby reducing the amount of pollutants entering wetland habitats and other surface and ground waters (refer to 2009 MEIR Section 4.5.1 and associated hydrology mitigation measures for runoff impacts).

Determination:

Less than significant with incorporation of mitigation measures.

Mitigation:

The following mitigation measures are taken directly from the 2009 MEIR. Mitigation measures 4.5.4a and 4.4.1a listed below remain unchanged from the 2009 MEIR. Modifications to the original mitigation measures are identified in strikeout text to indicate deletions and underline to signify additions.

Same as *2009 MEIR Mitigation Measure 4.5.4a* (included below for reference) with incorporation of native tree and shrub species utilized in the bio-retention design to provide cover, forage and nesting habitat for wildlife to mitigate for loss of this habitat due to modification of the wastewater treatment facility.

2009 MEIR Mitigation Measure 4.5.2a: In order to assure the effectiveness of the best management practices (BMPs) implemented for the Master Plan, the following design parameters shall be applied:

1. The system of vegetated swales and detention basins/areas shall be designed so that flows generated during a 2-year storm event have an on-site detention time of 24 hours.
2. The concept of bio-retention shall be implemented to improve detention basin effectiveness.

2009 MEIR Mitigation Measure 4.4.1a: To improve the functional value of the two small “man-induced” wetlands located on the log deck, adjacent developed dunes should be restored to native landscapes; fill material shall be removed, and native vegetation shall be planted within the setback area to provide a vegetative screen between these wetlands and residential areas. This measure is expected to improve the quality of the habitat by increasing species diversity, and aid in the uptake and treatment of storm water runoff to improve water quality.

Mitigation Measure 4.4.1b: ~~To mitigate for loss of willow habitat associated with the relic dune hollow in the proposed location of the single family housing complex west of Vance Avenue, restoration of similarly degraded relic hollows, of a similar size, in the vicinity of the buried Samoa water pipeline will be restored and/or enhanced. Fill material can be removed from a similar relic hollow located west of the proposed business park (reference wetland data form 12 in the Appendices) in order to restore wetland hydrology, and additional willow vegetation may be planted to increase habitat and functional wetland values for no net loss. (Mitigation Measure 4.4.1b is removed because the referenced willow habitat will be preserved and provided a 100-foot development setback, no impact will occur).~~

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Impacts to Non-wetland ESHAs

Discussion:

The area proposed for development based on the tentative map is less than what was analyzed in the 2009 MEIR; therefore, potential impacts to non-wetland ESHAs will be similar to or less than those described in the 2009 MEIR. In addition, all upland vegetation communities designated as ESHA are now afforded 100-foot development setbacks, except where truncated by existing development.

Based on Coastal Commission site review, several areas of “degraded dunes” located east of New Navy Base were reclassified as ESHA due to the presence of natural dune processes and the rarity and ease with which they could be further degraded by human activity. The first is the long strip of fenced dunes located within the utility easement between the abandoned log deck and New Navy Base Road. The second area is a continuation of the first, situated between New Navy Base Road, the residential housing, and the coastal coniferous forest at the north end of the plan area. Three other small areas of degraded dunes with similar characteristics, one adjacent to New Navy Base Road, one above the Peninsula Elementary School, and an irregular patch north of Vance Avenue were also reclassified as ESHA. In addition, three small areas of remnant native vegetation previously designated as ESHA were also removed from that designation due to their relative isolation, per Coastal Commission recommendation. As stated above all upland vegetation communities designated as ESHA are now afforded 100-foot development setbacks, except where truncated by existing development.

Mitigation:

The following mitigation measure are taken directly from the 2009 MEIR and apply to the Samoa Town Master Plan development as a whole. Modifications to the original mitigation measures are identified in strikeout text to indicate deletions and underline to signify additions. As the current project involves only involves development of the multi-family housing and associated infrastructure improvements, none of these measures are applicable to this phase of the project.

2009 MEIR Mitigation Measure 4.4.2a: Establish a well-marked trail system to consolidate high use areas and minimize foot traffic through Environmentally Sensitive Habitat Areas west of New Navy Base Road. Existing main routes to the beach shall be utilized to the greatest extent possible. An assessment will need to be conducted to determine the least environmentally damaging alternative to biological resources prior to designating a trail system west of New Navy Base Road. Once established, access points to all bike trails and foot paths throughout the plan area are to be clearly marked with appropriate regulatory, educational, and/or interpretive signage. Erect signage and/or fencing at designated access points (trail heads).

2009 MEIR Mitigation Measure 4.4.2b: Establish for the Master Plan area a sustainable landscaping plan designed to protect existing natural resources. Assistance for developing such a plan is available from a number of resources, including the Sustainable Urban Landscape Information Series (SULIS) and the Greenscape Program, funded by the U.S. EPA.

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2009 MEIR Mitigation Measure 4.4.2c: Establish a well-marked trail system to consolidate high use areas and minimize foot traffic through ESHAs west of New Navy Base Road. The existing pedestrian beach access corridor shall remain the only beach access. No vehicles shall be allowed to access the beach through this corridor.

2009 MEIR Mitigation Measure 4.4.2d: ~~The 0.2 acres of European Beachgrass ESHA and 0.1 acres of native dune mat ESHA to be displaced associated with the development of the 1.5-acre visitor serving use area west of New Navy Base Road shall be replanted with native dune mat habitat on a 3:1 basis. This replanting shall occur west of New Navy Base Road within the confines of the area covered by Figure 4.4-1, with the decision on the specific location within this area to be at the discretion of the California Coastal Commission. Seeds or other propagule material (divisions, cuttings, etc.) from the native flora within the existing native dune mat ESHA to be removed shall be collected in late spring (or as appropriate) and spread in the replanted habitat. Exotics shall be removed by hand within the replanted habitat until such time as the new native flora has established itself. (Mitigation measure 4.4.2d is removed because European Beachgrass and native dune mat will no longer be displaced in this area).~~

2009 MEIR Mitigation Measure 4.4.2e: An exotic plant removal program shall be implemented within the 1.5-acre visitor serving use area and associated new parking area west of New Navy Base Road to avoid the potential for the spread of exotic plant species into adjacent ESHAs. This program shall include the removal of exotics from said area on a monthly basis for the life of the Master Plan.

2009 MEIR Mitigation Measure 4.4.2f: ESHA protection fencing shall be installed at the locations set forth in Figure 4.4-1 3.2-4 to inhibit persons and dogs from entering existing ESHA areas in the vicinity of the proposed 1.5-acre visitor serving use area west of New Navy Base Road. The fencing shall be 3-foot tall split rail fencing, and shall be maintained on a monthly basis for the life of the Master Plan.

2009 MEIR Mitigation Measure 4.4.2g: All persons with dogs utilizing the beach areas due west of the Master Plan area shall maintain dogs on a leash in all areas of said beach (1.5-acre visitor serving use area, parking lots, day use area, beach access corridor, backdunes, foredunes), with the exception of the wave slope where dogs can be unleashed.

2009 MEIR Mitigation Measure 4.4.2h: ~~A new botanical survey and site reconnaissance shall be undertaken in 2008 by a qualified biologist, and a new habitat map shall be prepared by the biologist which replaces Figure 4.4-1 (habitat map). The botanical survey shall be conducted during the following periods: March-April for wallflower and layia; March-July for beach layia; April-July for dark-eyed gilia; and June-October for pink sand verbena. Figure 4.4.2 (fencing plan) shall be revised accordingly, but shall be no less stringent than it occurs in the MEIR. Mitigation Measures 4.4.2d and 4.4.2f shall be expanded to cover any additional ESHA area discovered during the 2008 survey/reconnaissance and shown on the revised habitat map, but shall be no less stringent. (A Botanical Survey for the STMP Coastal Access and Visitor Use Area was conducted in 2009 to comply with mitigation measure 4.4.2h. The updated habitat map showing the revised fencing plan and proposed parking is included in Appendix C).~~

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Impacts to Special-Status Species

Discussion:

The area proposed for development based on the tentative map is less than what was analyzed in the 2009 MEIR; therefore, potential impacts to special-status species will be similar to or less than those described in the 2009 MEIR. Potential impacts to special status animal species remain as described in the 2009 MEIR.

Botanical surveys were undertaken in 2013 within that portion of the plan area subject to redevelopment east of New Navy Base Road. No new rare plant occurrences were discovered. Previously documented occurrences of two special-status plants, beach layia (*Layia carnosa*) and dark-eyed gilia (*Gilia millefoliata*), were relocated within the utility line easement between New Navy Base Road and the former log deck, and within an open sand area next to the forest/scrub habitat at the north end of the plan area. They were found generally in the same locations as they were in 2003/2004 but occupying slightly larger representative areas. Both the beach layia and the dark-eyed gilia occur within areas that have been designated as environmentally sensitive and afforded a 100-foot setback from proposed development. No impacts to these occurrences are anticipated from site development. A botanical survey was conducted in 2009 at the location of the proposed visitor serving use area west of New Navy Base Road. The botanical survey was completed to fulfill the requirements of 2009 MEIR Mitigation Measure 4.4.2h for the purposes of assessing potential impacts to known rare plant populations and EHSAs. Beach layia and dark-eyed gilia both occur within the study area as shown in Figure 3.2-4. They were found in many of the same locations as they were in 2003/2004 but occupying smaller representative areas within the native dune mat community, on degraded dunes, and in areas of open sand. American Glehnia (*Glehnia littoralis*) was not relocated and none of the other target rare plant species were found.

The increased visitors to the beach area due west of the Master Plan area associated with the proposed visitor serving uses could potentially harass, degrade, and/or eliminate special-status animal and plant species from the area. As indicated in Appendix C, beach layia occurs between the existing parking and day use areas, in the vicinity of the existing pump house facilities and in the proposed parking area. Dark-eyed gilia occurs adjacent to the proposed parking area and in small patches around the perimeter of the study area, it is not found within the proposed day use or parking improvement areas. The proposed parking would displace approximately 211 square feet (0.005 acres) of beach layia.

Determination:

Less than significant adverse impacts with incorporation of mitigation measures.

Mitigation:

The following mitigation measure are taken directly from the 2009 MEIR. Modifications to the original mitigation measures are identified in strikeout text to indicate deletions and underline to signify additions.

Same as 2009 MEIR Mitigation Measure 4.4.2a. ~~(Not applicable to the current project)~~
2009 MEIR Mitigation Measure 4.4.3a: Prior to disturbance, a qualified biologist shall investigate all abandoned or vacant structures that are slated for demolition to determine whether they are in use by either Townsend's big-eared bat or pallid bat. If the structure(s)

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are not being used by either species, plan activities can proceed with no further mitigation. If either bat species is determined to be using any of the abandoned structures, the applicant shall proceed with one of the following:

Option 1: Cease demolition plans for the occupied building and maintain the structure(s) as bat habitat.

Option 2: Continue with demolition of the occupied building(s) and implement the following:

- Take measures to avoid injury or death of bats from demolition activities. This may involve relocating bats prior to the start of operations. A qualified biologist shall perform the relocation procedure.
- Create suitable habitat of a quality similar to or higher than that being destroyed elsewhere within the plan area and any bats disturbed during demolition must be re-introduced into the newly created habitat. A qualified biologist shall perform the relocation.

2009 MEIR Mitigation Measure 4.4.3b: Prior to any blasting, pile driving, or any other such activity that elevates noise well above ambient levels, a qualified biologist shall be consulted to identify any potentially affected special status wildlife species (e.g. Osprey), and the biologist's recommended mitigation measures shall be followed.

2009 MEIR Mitigation Measure 4.4.3c: **(Not applicable to the current project)** The 211 square feet (0.2 0.005 acres) of ~~dark-eyed gilia~~ beach layia to be displaced associated with the development of the 1.5-acre visitor serving use parking area west of New Navy Base Road shall be replanted in both area and number of plants on a 3:1 basis. This replanting shall occur west of New Navy Base Road within the confines of the area shown in 2009 MEIR Figure 4.4-1, with the decision on where within this area to be at the discretion of the California Coastal Commission. Seeds from the ~~dark-eyed gilia~~ beach layia to be removed shall be collected in late spring or when appropriate and spread in the replanted habitat. Exotics shall be removed by hand within the replanted habitat until such time as the ~~dark-eyed gilia~~ beach layia has established itself.

2009 MEIR Mitigation Measure 4.4.3d: Same as 2009 MEIR Mitigation Measure 4.4.2f (ESHA protection fencing). ~~In addition, provide 3-foot tall split-rail protection fencing around the following existing special status species occurrences shown in Figure 4.4-1: (1) the dark-eyed gilia area immediately east of the proposed 1.5-acre visitor serving use area; and (2) the beach layia pockets west and south of the visitor serving area where not already to be fenced under Mitigation Measure 4.4.2f. (The areas listed above are already fenced under mitigation measure 4.4.2f as shown on Figure 3.2-4.)~~

Same as *2009 MEIR Mitigation Measure 4.4.2g.*

2009 MEIR Mitigation Measure 4.4.3e: **(Not applicable to the current project)**. A trash removal program shall be implemented in the area of the proposed 1.5-acre visitor serving use area west of New Navy Base Road, pedestrian beach access tunnel, beach access corridor, and 300 meters of the beach on either side of the beach access corridor. This program is designed to avoid the attraction of crows and ravens which could harass any Western Snowy Plovers which may nest in the area in the future. This program shall include trash removal from the area on a weekly basis for the life of the Master Plan.

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~~2009 MEIR Mitigation Measure 4.4.3f: Mitigation Measure 4.4.2h requires that a new botanical survey and site reconnaissance be undertaken in 2008 by a qualified biologist, and that a new habitat map be prepared based on the findings. Mitigation Measures 4.4.3e and 4.4.3d shall be expanded to cover any additional special status species area or new special status species discovered during the 2008 survey/site reconnaissance, but shall be no less stringent. (A Botanical Survey for the STMP Coastal Access and Visitor Use Area was conducted in 2009 to comply with mitigation measure 4.4.2h. The updated habitat map showing the revised fencing plan and proposed parking is included in Appendix C.)~~

V. CULTURAL RESOURCES: Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | ☐ | ☐ | ☒ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☒ | ☐ | ☐ |

Section 2.1 of the 2009 MEIR, incorporated by reference here, describes the archaeological and historic overview of the project area. The environmental setting, including descriptions of existing cultural resources identified in the Master Plan site and vicinity remain as described in the 2009 MEIR. Historic resources identified on the Master Plan site are summarized below.

The California Office of Historic Preservation and the National Park Service recognize a range of resource types including: buildings, objects, structures, sites and districts. Districts may include all of these first four resource types as well as significant landscape features. These resource types, as well as significant landscape features, may collectively be potentially eligible as a historic district. A resource that meets standards for inclusion on the California Register (see Applicable Plans, Policies, Codes and Regulations below) is regarded as potentially eligible for the Register. CEQA treats properties that are eligible for the Register but not listed on the Register in exactly the same way as designated historic resources.

The potentially eligible resources identified in the survey of the Samoa Master Plan Area include: a district surrounding the historic mill town of Samoa and four archaeological sites. One of the archaeological sites has been defined as a component of the potential historic district; the remaining three are potentially eligible for listing as individual resources. Therefore, a total of four resources were identified as eligible for the California Register. One of these four, the potential historic district area, includes 227 buildings, structures and sites. While at least a portion of the Master Plan Area would be potentially eligible to be a historic district, no historic district is proposed as part of the Master Plan.

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Substantial adverse change in the significance of a historic resource: The project does not involve any changes to historic resources.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.1.1a: For all known archaeological sites not located in areas proposed for development, on-site staking of construction boundaries is required to ensure that sites are avoided during all construction activities including during access and staging phases.

2009 MEIR Mitigation Measure 4.1.2d: Measures to minimize potential impacts of new development on adjacent contributing historic resources must be implemented. These shall include siting, design and screening of new buildings, consistent with Design Guidelines, including compatible building height, scale, materials, roof and wall mass and articulation.

Mitigation Measure 4.1.1c: Institute a thorough archaeological monitoring program. All construction activities involving the destruction or removal of present surfaces, covered or otherwise, shall be monitored for the presence of archaeological materials. A qualified archaeological monitor and a Native American monitor shall be employed during all ground-disturbing activities. If the monitors identify any archaeological sites, ground-disturbing activity shall halt while the site is evaluated by qualified archaeologists. If a previously unknown site is evaluated as potentially eligible for the California Register, then appropriate mitigation procedures shall be followed as described in Mitigation Measure 4.1.1b.

An archeological data recovery, guided by a professional archeologist, will be required as mitigation. A refined archeological monitoring plan will be developed and implemented as mitigation, with the following components:

- ☐ A Sensitivity Map for prehistoric and historic archeological sites;
- ☐ An Historic Context that identifies related property types and significance thresholds for historic period and prehistoric archeological deposits;
- ☐ Treatment standards for data recovery of “discoveries”;
- ☐ Standards for Documentation, Reporting and Curation;
- ☐ Site Monitor Qualifications, roles, responsibilities and authority;
- ☐ Tribal Coordination with all three local Tribes having Wiyot ancestral ties;
- ☐ Process for refining the monitoring plan as “discoveries” is reported.

Mitigation Measure 4.1.1d. All mitigation work shall be accompanied by a statement of nondisclosure of sites mitigation, and/or other mitigations completed by the property owner filed with the Northwest Information Center.

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VI. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
i) 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?	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) 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 on- or off-site 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 risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Impacts Due to a Seismic Event

There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.7.1 Impacts Due to a Seismic Event in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.7.1a: Site specific evaluations in accordance with state and local regulations shall be conducted during the engineering design process to evaluate the liquefaction potential and ground failure potential for specific construction areas.

Mitigation Measure 4.7.1b: Site specific studies completed during the engineering design process shall evaluate the vertical and lateral variation in soil properties and evaluate the

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potential for seismically induced settlement and differential settlement. If lateral variation is identified and/or anticipated, foundation designs shall accommodate for differential settlement.

Mitigation Measure 4.7.1c: Effective engineering design of foundation elements shall be implemented based on liquefaction analysis of site soils. CDMG Special Publication 117 (SP 117) (CDMG, 1997) provides guidelines for mitigation of seismic hazards and states that, the hazard assessment required for plan sites shall:

(a) demonstrate that liquefaction at a proposed site poses a sufficiently low hazard as to satisfy the defined acceptable level of risk criteria, or (b) result in implementation of suitable mitigation recommendations to effectively reduce the hazard to acceptable levels (CCR Title 14, Article 10, § 3721).

Adequate mitigation for lateral spread hazards may be provided by, but is not limited to, the following guidelines stated in the SP 117:

- Edge containment structures;
 - Removal or treatment of liquefiable soils to reduce liquefaction potential;
 - Modification of site geometry to reduce the risk of translational site instability;
- and/or

- Drainage to lower the groundwater table below the liquefiable soils.

Adequate mitigation for other liquefaction-related, localized hazards including potential bearing failure, settlements, and lateral displacements, may be provided by adhering to the following guidelines stated in SP 117:

- Excavation and removal or recompaction of potentially liquefiable soils;
- In-situ ground densification;
- Other types of ground improvements (e.g. permeation grouting, surcharge preloading, etc.);
- Deep foundations that have been designed to accommodate liquefaction effects;
- Reinforced shallow foundations; and/or
- Design of the proposed structures or facilities to withstand predicted ground softening and/or predicted vertical and lateral ground displacements to an acceptable level of risk.

Mitigation Measure 4.7.1d: Where appropriate, impose localized lateral spreading setback distances for structures from any native or fill slope free faces.

Mitigation Measure 4.7.1e: Effective engineering design of foundation elements shall be implemented based on settlement and differential settlement analysis of site soils.

Mitigation Measure 4.7.1f: All structures shall be constructed to comply with Zone 4 requirements using the latest edition of the California Building Code and it may be appropriate to exceed the requirements to minimize potential damage from ground shaking.

Mitigation Measure 4.7.1g: Foundation and building structural design shall be performed by a Structural Engineer licensed in the State of California to ensure that strengthening and reinforcement measures are incorporated into building designs.

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Mitigation Measure 4.7.1h: Strengthening structural foundations and applying safety measures for natural gas utilities shall be implemented.

Potential Landslides, Soil Instability and Soil Erosion

There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.7.3 Potential Landslides, Soil Instability and Soil Erosion in the January 2006 MEIR contained in the appendices.

Determination:

This impact is less than significant with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.7.3a: If significant cuts and fills or additional loading are planned, then appropriate, site-specific measures shall be implemented in order to prevent slope instabilities resulting from the construction of structures and/or roads.

Mitigation Measure 4.7.3b: If expansive soils are encountered during construction of structures and/or roads, then appropriate design measures shall be designated by a licensed geotechnical engineer or their designee.

Mitigation Measure 4.7.3c: A temporary erosion and sedimentation control plan shall be developed during the engineering design process and implemented during construction. Long term erosion and sedimentation control should be addressed in the landscape plan.

Mitigation Measure 4.7.3d: During structure and/or road construction of plan improvements, sediment shall be prevented from entering wetlands by initiating standard erosion control practices. These practices may include installation of sediment barriers and implementation of an erosion control program as required for construction sites by the state Water Resources Control Board.

VII. GREENHOUSE GAS EMISSIONS: 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? | ☐ | ☐ | ☒ | ☐ |

Background & Introduction

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This Section evaluates the potential greenhouse gas (GHG) emissions generated by construction and operation of the Samoa Town Master Plan. At the time of MEIR certification, a quantitative evaluation of GHG impacts was not required under CEQA; and due to the still developing emissions thresholds and methodologies for greenhouse gas emissions analysis, potential impact analysis would have been speculative. Since MEIR certification, additional methods for analyzing greenhouse gas emissions have become available. In 2010, the CEQA Guidelines were amended to address the analysis and mitigation of the effects of greenhouse gas emissions. Because the 2009 MEIR did not address GHG emissions, these potential impacts are being evaluated here. The analysis in this section is based on the Samoa Town Master Plan – Greenhouse Gas Emission Assessment Eureka, CA, Prepared by Illingworth & Rodkin, January 16, 2014. A complete copy of this study is included in Appendix D.

Environmental Setting

The project site is located within the North Coast Air Basin (NCAB), which includes all of Humboldt, Del Norte, Trinity, Mendocino Counties, and a portion of Sonoma County. The North Coast Unified Air Quality Management District (NCUAQMD) regulates air quality in the Humboldt, Del Norte and Trinity County portions of the NCAB, while Mendocino and Sonoma counties have separate air management districts.

The climate of the region is dominated by a cold upwelling of seawater to the ocean surface off the Humboldt Coast. This cold ocean water cools the surface air. During the summer, winds flowing from the Pacific Ocean are drawn on shore by the difference in surface temperatures, resulting in daytime northwesterly winds. In winter, this temperature differential is less, and surface winds may blow from many directions depending on storm patterns.

As a result of the region's topography and coastal air movements, inversion conditions are common in the NCAB. Inversions are created when warm air traps cool air near the ground surface and prevents vertical dispersion of air. Valleys, geographic basins, and coastal areas surrounded by higher elevations are the most common locations for inversions to occur. During the summer, inversions are less prominent, and vertical dispersion of the air is good. However, during the cooler months between late fall and early spring, inversions last longer and are more geographically extensive; vertical dispersion is poor, and pollution may be trapped near the ground for several concurrent days.

Greenhouse Gases and Climate Change

Greenhouse gases are so called because of their role in trapping heat near the surface of the earth; they are implicated in global climate change, commonly referred to as "global warming." These GHGs contribute to an increase in the temperature of the earth's atmosphere by preventing the escape of heat in much the same way as glass in a greenhouse. These gases, mainly water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆), all act as effective global insulators, reflecting visible light and infrared radiation back to earth. These are released into the earth's atmosphere through a variety of natural processes and human activities.

- Carbon dioxide and nitrous oxide are byproducts of fossil fuel combustion.
- Nitrous oxide is associated with agricultural operations such as fertilization of crops.

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- Methane is commonly created by off-gassing from agricultural practices (e.g. keeping livestock) and landfill operation.
- Chlorofluorocarbons were widely used as refrigerants, propellants, and cleaning solvents but their production has been stopped by international treaty.
- Hydrofluorocarbons are now used as a substitute for chlorofluorocarbons in refrigeration and cooling.
- Perfluorocarbons and sulfur hexafluoride emissions are commonly created by industries such as aluminum production and semi-conductor manufacturing.

Each GHG has its own potency and effect upon the earth's energy balance. This is expressed in terms of a global warming potential (GWP), with carbon dioxide being assigned a value of 1 and sulfur hexafluoride being several orders of magnitude stronger with a GWP of 23,900. In GHG emission inventories, the mass of each gas is multiplied by its GWP and is measured in units of carbon dioxide equivalent emissions (CO₂e), and are often expressed in metric tons (MT CO₂e) or millions of metric tons of CO₂ equivalents (MMT CO₂e).

Human Influence and Potential Climate Change Impacts

Climate change is not a local environmental impact; it is a global impact. Unlike criteria pollutants, CO₂ emissions cannot be attributed to a direct health effect. Human activities, such as producing electricity and driving internal combustion vehicles, have contributed to the elevated concentration of GHG gases in the atmosphere. This in turn is causing the Earth's temperature to rise. A warmer Earth may lead to changes in rainfall patterns, smaller polar ice caps, a rise in sea level, and a wide range of impacts on plants, wildlife, and humans. There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is much uncertainty concerning the magnitude and rate of the warming and the extent of the impact on environmental systems.

In 2009 the California Natural Resources Agency prepared a report to the Governor entitled "2009 California Climate Adaptation Strategy." The report details the expected impacts of global warming in California. These include (California Office of the Attorney General's, Climate Impacts in California webpage: <http://oag.ca.gov/environment/impact> accessed December 11, 2013):

- Sea level rise, coastal flooding, and coastal erosion;
- Losses to the Sierra snowpack and water supply;
- Forestry and higher risk of fires;
- Damage to agriculture;
- Increased demand for electricity;
- Public health impacts; and
- Habitat destruction and loss of ecosystems.

State and Regional GHG Emissions

In 2008, California's GHG emissions were approximately 478 MMT CO₂e. ² This large number is due primarily to the sheer size of California compared to other states. By contrast, California has one of the fourth lowest per-capita GHG emission rates in the country, due to the success of its energy-efficiency and renewable energy programs and commitments that have lowered the state's GHG emissions rate of growth by more than half of what it would have been otherwise. Transportation is the source of approximately 37 percent of the state's

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GHG emissions, followed by electricity generation (both in-state and out-of-state) at 24 percent, and industrial sources at 19 percent. Residential and commercial sources account for 9 percent, while agriculture, waste, high GWP compounds, and forestry account for 5.9, 3.3, 1.4, and 0.04 percent, respectively.³

A GHG inventory developed for unincorporated Humboldt County as part of the County's General Plan Update included 1990 and 2006 GHG emissions. In terms of overall GHG emissions, the County has seen a significant decline in industrial emissions since 1990. This may be attributed to a steady and significant decline in the lumber industry and closure of major industrial facilities related to timber processing, including numerous lumber mills and several pulp mills. The 2006 overall GHG emissions in unincorporated Humboldt County was 1.3 MMT CO₂e; approximately a half a million metric tons less than 1990 CO₂e.⁴

Regulatory Setting

Global climate change is addressed through the efforts of various federal, state, regional, and local government agencies as well as national and international scientific and governmental conventions and programs. These agencies work jointly and individually to understand and regulate the effects of greenhouse gas emissions and resulting climate change through legislation, regulations, planning, policymaking, education, and a variety of programs. The national, state, and regional programs focused GHG emissions are discussed below.

GHG Regulation on a National Level

On April 2, 2007, the United States Supreme Court ruled that the U.S. Environmental Protection Agency (EPA) has the authority to regulate carbon dioxide (CO₂) emissions under the Federal Clean Air Act. After a thorough examination of the scientific evidence and careful consideration of public comments, the EPA announced on December 7, 2009, that GHG emissions threaten the public health and welfare of the American people. The findings do not in and of themselves impose any emission reduction requirements, but do allow the EPA to finalize the GHG standards proposed in 2009 for new light-duty vehicles as part of the joint rulemaking with the Department of Transportation.

The EPA's endangerment finding covers emissions of six key greenhouse gases—carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆)—that have been the subject of scrutiny and intense analysis for decades by scientists in the United States and around the world.

GHG Regulation on a State Level

Assembly Bill 32 (AB 32), the Global Warming Solutions Act, was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of GHG emissions. The Bill required the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verifying of statewide GHG emission.

AB 32 requires the state's global warming emissions to be reduced to 1990 levels by the year 2020 and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions. Based on CARB's calculation of 1990 baseline emissions levels, California must reduce GHG emissions by approximately 28.5 percent below "business-as-usual" predictions of year 2020 GHG emissions to achieve this

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goal. In July 2011 CARB revised its “business as usual” GHG emission estimate for 2020, in order to account for the recent economic downturn in its emission projections.⁵ The estimate presented in the scoping plan (596 MMT CO₂e) was based on pre-recession, 2007 data from the Integrated Energy Policy Report. CARB has updated the projected “business as usual” 2020 GHG emissions to 545 MMT CO₂e.

AB 32 also requires CARB to prepare a Scoping Plan to achieve GHG reductions in California. In June 2008, CARB released a draft of the Climate Change Scoping Plan, which was revised in October 2008. The final Scoping Plan was adopted by CARB on December 11, 2008. Key elements of CARB’s Scoping Plan are:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Increases the State’s Renewable Portfolio Standard (RPS) to 33 percent by 2020. Retail sellers of electricity are required to increase the portion of electricity they provide each year by renewable energy to achieve the 33 percent goal;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system for large stationary sources;
- Establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to state laws and policies, including California’s clean car standards, goods movement measures, and the Low Carbon Fuel Standard.
- Creating target fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the state’s long-term commitment to AB 32 implementation.

In addition to the requirements under AB 32 to address GHG emissions and global climate change in general plans and CEQA documents, Senate Bill 97 (Chapter 185, 2007) required the Governor’s Office of Planning and Research (OPR) to develop CEQA guidelines for addressing global warming emissions and mitigating project-generated GHG emissions. OPR transmitted the proposed guidelines to CNRA and the guidelines were adopted on December 30, 2009. The amended CEQA Guidelines became effective on March 18, 2010.

The new CEQA Guidelines concerning GHG emissions do not include or recommend any particular threshold of significance; instead, they leave that decision to the discretion of the lead agency. However, with respect to adopting thresholds of significance, newly added CEQA Guidelines section 15064.7(c) provides: [A] lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence. The new CEQA Guidelines also do not suggest or recommend the use of any specific GHG emission mitigation measures. Instead, newly added CEQA Guidelines section 15126.4(c) provides that lead agencies shall consider feasible means, supported by substantial evidence and subject to monitoring or reporting, of mitigating the significant effects of greenhouse gas emissions.

Among other things, CNRA noted in its public notice for these changes to the CEQA Guidelines that the impacts of GHG emissions should be considered in the context of a cumulative impact, rather than a project impact. The public notice states:

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While the Proposed Amendments do not foreclose the possibility that a single project may result in greenhouse gas emissions with a direct impact on the environment, the evidence before [CNRA] indicates that in most cases, the impact will be cumulative. Therefore, the Proposed Amendments emphasize that the analysis of greenhouse gas emissions should center on whether a project's incremental contribution of greenhouse gas emissions is cumulatively considerable. Also, under SB 32, there are to be reductions to 40% of 1990 levels.

GHG Regulation on a Regional Level

Policies, regulations and plans for GHG reduction in the NCUAQMD are either recently adopted or in draft form including:

- Humboldt County General Plan Update, 2011 Draft. The Humboldt County General Plan contains numerous policies and programs aimed at reducing GHG emissions. The Draft Air Quality Element also recognizes the County has significant resources for carbon sequestration on timber and agricultural lands. It specifies a successful mitigation of GHG emissions as reaching levels of "non-significance" as established by AB 32 and subsequent legislation.

General Plan Update Draft Climate Action Plan, January 2012. The Climate Action Plan (1) includes a GHG emission inventory to determine the sources and quantity of GHG emissions in the County; (2) establishes a CO₂ or GHG emissions reduction target; (3) develops a climate action plan with both existing and future actions that, when implemented, will help meet the local GHG reduction target; (4) includes implementation measures; and (5) defines monitoring to report on progress.

- NCUAQMD's Proposed Revisions to Regulation I, Rule 111. These revisions address emissions of 6 GHGs (carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride), and define levels of significance for GHG emissions (in tons per year, CO₂ equivalents). However, these regulations only apply to stationary sources.

The following policy was added to the Humboldt Bay Area Plan, per the California Coastal Commission, as part of the STMP General Plan (Local Coastal Plan) Amendment approval. STMP (New Development) Policy 7:

A. To minimize energy demands, which are associated with structural and transportation energy use, development of lands subject to the STMP-LUP shall minimize vehicle miles traveled, and conserve energy by means such as, but not limited to, the following:

1. Siting development in a manner that will minimize traffic trips;
2. Prohibiting retail sales establishments designed to attract more than an incidental percentage of customers from offsite areas;
3. Incorporating the "smart growth" development concepts that combine interdependent uses that potentially reduce offsite traffic trips, including adequate grocery and convenience stores in the revitalized downtown area to supply resident and visitor needs with fewer offsite trips;
4. Providing well designed and appropriately located bus stops along Vance Avenue;
5. Providing amenities for the convenience and safety of pedestrians and bicyclists to encourage the use of non-motorized and/or public transportation, including a well-designed network of bicycle paths, safe sidewalks, and separate footpaths that link various areas within Samoa and to the nearby beach and natural resource area interpretive trails;
6. Incorporating energy efficient building technologies;
7. Requiring development to meet high standards regarding the energy efficiency of proposed structures; heating, ventilation, and air conditioning systems (HVAC); hot water heaters,

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appliances; insulation; windows; doors; and lighting such as the standards of established voluntary programs such as Energy Star, LEED, or Build It Green;

8. Requiring development to incorporate alternative sources of energy such as photovoltaics, solar water heaters, passive solar design, wind generators, heat pumps, geothermal, or biomass;

9. Requiring development to use structural orientation (heat gain from southern exposure) and vegetation patterns to reduce winter heating needs (such as planting deciduous trees near southern exposures to maximize the winter sun); 10. Requiring development to include energy meters that provide real-time information to users regarding energy consumption;

11. Requiring development to use recycled building materials;

12. Requiring development to use building materials that minimize energy consumption during the manufacture and shipment of the materials;

13. Requiring development to use construction techniques that minimize energy consumption;

14. Incorporating structural amenities within non-residential development to encourage the use of non-motorized or public transportation by employees (such as sheltered bicycle storage, bicycle lockers, restrooms with showers/personal lockers, etc.);

15. Encouraging employer incentives such as paid bus passes, etc., to encourage employee use of public transportation;

16. Prohibiting restrictions such as covenants or development standards that prevent energy conserving measures such as the use of outdoor clotheslines.

B. Coastal Development Permits authorized for development of lands subject to the STMP-LUP shall include specific findings concerning the extent of the subject project's incorporation of measures to reduce vehicle miles traveled and to minimize the use of energy.

Impacts & Mitigation Measures

Evaluation Criteria

For evaluating the potential greenhouse gas emission impacts of the proposed Master Plan, implementation of the project may have a significant adverse impact on global climate change if it would do any of the following:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Generate greenhouse gas emissions

Discussion:

Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough GHG emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The analysis below provides the conclusions on the project specific impact toward the cumulative impact of global climate change. Construction and operation of project development would generate GHG emissions. GHG emissions were computed for the full build out scenario of the Samoa Town Master Plan. Specifically, construction emissions were computed for an assumed 5-year construction period with operational emissions in 2020. The California Emissions Estimator Model Version 2013.2.2 (CalEEMod) was used to predict GHG emissions from construction and operation of the

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project. The model predicts emissions of GHGs in the form of equivalent CO₂ emissions (CO₂e). In order to obtain the CO₂e, an individual GHG is multiplied by its global warming potential. The methodology and assumptions used in this analysis are summarized below for construction and operation activities. Refer to Appendix D (Greenhouse Gas Emission Assessment) for model output and detailed calculations.

The land use types and sizes, trip generation rates and other plan-specific information available were input to the model. The use of this model for evaluating emissions from land use projects is recommended by the California Association of Air Pollution Control Officers (CAPCOA) and air districts in California. Unless otherwise noted, the CalEEMod model defaults for Humboldt County were used. CalEEMod provides emissions for transportation, areas sources, electricity consumption, natural gas combustion, electricity usage associated with water usage and wastewater discharge, and solid waste land filling and transport.

Construction Emissions

During construction of the project GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil fuels to operate. The combustion of fossil fuels generates GHGs such as CO₂, CH₄, and N₂O; CH₄ is also emitted during the fueling of heavy equipment. Construction is a temporary source of emissions necessary to facilitate development of the project.

Operational Emissions

The following activities are typically associated with the operation of residential and commercial land uses that will contribute to the generation of GHG emissions.

Motor Vehicle Use – Vehicle trips generated by the project would result in GHG emissions through combustion of fossil fuels. Master Plan trip generation rates were entered into CalEEMod for each land use.

Gas and Electricity Use – Natural gas use results in the emissions of two GHGs: CH₄ (the major component of natural gas) and CO₂ from the combustion of natural gas. Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel.

Water Use - California's water conveyance system is energy-intensive, with electricity used to pump and treat water. The project would contribute indirectly to emissions by consuming water.

Solid Waste Disposal – Disposal of organic waste in landfills can lead to the generation of methane, a potent greenhouse gas. By generating solid wastes, the project would contribute to the emission of fugitive methane from landfills, as well as CO₂, CH₄ and N₂O from transporting and managing the waste.

Table 3.3.1 presents the results of the CalEEMod model analysis in terms of annual metric tons of equivalent CO₂ emissions (MT of CO₂e/yr) by source category. The CalEEMod modeling data are provided in Appendix D.

**Table 3.3.1 Samoa Town
Master Plan GHG**

Emissions Source Category	Samoa Town Master Plan in 2020 (MT of CO₂e/yr)
Construction (2015-2019)	7,924 total 1,584 per year
Operational per year	
Area	424

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Energy	1,565
Mobile	4,465
Solid Waste	231
Water	202
Total	7,086

The project's incremental increases in GHG emissions associated with construction, increased energy demand, and traffic increases would contribute to regional and global increases in GHG emissions and associated climate change effects. Project construction would generate approximately 8,000 MT CO₂e and project operation would generate approximately 7,100 MT CO₂e annually. The GHG inventory developed for unincorporated Humboldt County as part of the County's General Plan Update stated 2006 overall GHG emissions as approximately 1.3 MMT CO₂e.⁶ Based on the County's 2006 GHG emissions, project operation would increase the overall County emissions by approximately 0.5% annually (not including construction).

There are no adopted quantitative thresholds of significance for GHG emissions in Humboldt County. Master Plan development would incorporate the measures outlined in STMP (New Development) Policy 7, described under the Regulatory Environment section above, related to minimizing vehicle miles traveled and energy demand. The Humboldt County General Plan Update Draft EIR GHG Emissions Section concludes that:

"Given the scope of global climate change, it is not anticipated that a single development project, even one of the relatively large scale would have an individually discernable effect on global climate change."

Therefore, the Master Plan project would have a less than significant impact related to GHG emissions.

Determination: Less than significant impact.

Mitigation: The project shall incorporate all applicable measures of STMP (New Development) Policy 7 identified above.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

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d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within 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, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

No change to applicable plans policies, codes and regulations. Please see 4.12 Public Health, Hazards, and Hazardous Materials, Applicable Plans, Policies, Codes, and Regulations section of the January 2006 MEIR included in the appendices.

Human Exposure to Hazardous Materials from Contaminated Soil, Contaminated Groundwater, or Transport During Construction and/or Renovation

There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.12.1 Human Exposure to Hazardous Materials from Contaminated Soil, Contaminated Groundwater, or Transport During Construction and/or Renovation in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.12.1a: (Note: Not applicable to Phase 1 development). Any contaminated sites in the plan area will be cleaned up to the extent necessary for re-use of the property, based on applicable federal, state, and local regulations and laws.

Mitigation Measure 4.12.1b: Prior to issuing any grading, demolition, or building permit for the plan area, a site-specific Health and Safety Plan (HSP) shall be prepared by a qualified industrial hygienist. At a minimum, the HSP shall include:

- Soil and groundwater quality data, and soil and groundwater mitigation and control specifications for grading and construction activities, including health and safety provisions for monitoring exposure to construction workers;

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- Procedures to be undertaken in the event that previously unknown contamination is discovered;
- Construction safety measures for excavation activities;
- Procedures for the safe storage and use of hazardous materials in the plan area, if necessary;
- Emergency response procedures; and
- Measures to prevent exposing construction workers to potential contamination above established OSHA Permissible Exposure Limits.

Mitigation Measure 4.12.1c: Prior to issuing any grading, demolition, or building permit for the plan area, a site-specific Soil and Groundwater Management Plan shall be prepared. The plan shall include procedures for managing soils and groundwater removed from the plan area to ensure that any excavated soils and/or groundwater with contamination are stored, managed, and disposed safely and in accordance with all applicable laws and regulations.

Mitigation Measure 4.12.1d: If new contamination is discovered, further investigations on the property shall be completed by a qualified professional to determine the extent of contaminated soils and/or groundwater and any required remediation actions.

Human Exposure to the Release of Asbestos Containing Materials, Lead-Based Paint, and/or Polychlorinated Biphenyl (PCB) During Construction and/or Renovation

There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.12.2 Human Exposure to the Release of Asbestos Containing Materials, Lead-Based Paint, and/or Polychlorinated Biphenyl (PCB) During Construction and/or Renovation in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.12.2a: (Note: Not applicable to Phase 1 development). Potential exposure of construction workers and the public to ACMs shall be minimized through disclosure of the potential presence of ACMs for demolition, renovation, and/or maintenance of structures constructed prior to 1979. Prior to any demolition, renovation, and/or maintenance of buildings or structures constructed prior to 1979, the applicant shall prepare an Operations and Maintenance Plan that meets all applicable federal, state, and local requirements. This O & M Plan shall address methods for safely maintaining the ACMs that are to be left in place. The removal, transport, and disposal of ACMs shall be undertaken in accordance with all applicable federal, state, and local statutes and regulations.

Mitigation Measure 4.12.2b: (Note: Not applicable to Phase 1 development). Potential exposure of construction workers and the public to LBP shall be minimized through disclosure of the potential presence of LBP for demolition, renovation, and/or maintenance of structures constructed prior to 1979. Prior to any demolition, renovation, and/or maintenance of any painted surface on buildings or structures constructed prior to 1979, the applicant shall

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prepare an LBP survey to determine the level of risk posed to maintenance personnel, construction workers, facility staff, and patrons. Any recommendations made in the survey related to the paints present shall be implemented prior to the demolition, renovation, and/or maintenance of said painted surfaces. The removal, transport, and disposal of LBP shall be undertaken in accordance with all applicable federal, state, and local statutes and regulations.

Mitigation Measure 4.12.2c: (Note: Not applicable to Phase 1 development). PCB containing transformers and capacitors will be used, labeled, and disposed according to all applicable federal, state, and local statutes and regulations. If accidental damage to PCB containing transformers occurs during demolition, construction, renovation, and/or maintenance, the clean-up of PCB impacted materials will be conducted according to all applicable federal, state, and local statutes and regulations.

Public Hazard Due to the Generation, Use, Storage, and/or Disposal of Hazardous Materials from New or Renovated Land Uses

There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.12.3 Public Hazard Due to the Generation, Use, Storage, and/or Disposal of Hazardous Materials from New or Renovated Land Uses in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.12.3a: For any new or renovated uses that generate, use, store, or dispose hazardous material, such activities shall be in compliance with all applicable local, state, and federal laws and regulations governing those activities.

IX. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

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e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing 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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow	☐	☒	☐	☐

No change to applicable plans policies, codes and regulations. Please see 4.5 Hydrology, Drainage and Water Quality, Applicable Plans, Policies, Codes, and Regulations section of the January 2006 MEIR included in the appendices.

Increased Runoff Exceeding Pre-development Flows and Flooding

The amount of area proposed for development in the September 2007 Master Plan is similar to that proposed in the 2005 Master Plan, with the exception of the addition of 1.5 acres of degraded dune habitat west of New Navy Base Road. While the mix of land uses east of New Navy Base Road has changed, the amount of impervious surface that would generate runoff is expected to be the same. Also, while the 1.5 acres west of New Navy Base Road has been added to the Master Plan area, this area would remain largely as pervious surfaces under the Master Plan and would thus not generate significant additional runoff. Therefore, there is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.5.1 Increased Runoff Exceeding Pre-development Flows and Flooding in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.5.1a: For the western watershed, point discharge outlet structures and/or detention basins shall be installed so that the projected post-development flow volumes for the 10- and 100-year storm events shown in Table 4.5.3 of the FMDIR are not greater than the pre-development flow volumes shown in Table 4.5.3 of the FMEIR. For the eastern watershed, the volume of the detention basins shall be increased so that the projected post-development flow volumes for the 10- and 100-year storm events shown in Table 4.5.3 FMEIR are not greater than the pre-development flow volumes shown in Table 4.5.3 of the FMEIR.

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Mitigation Measure 4.5.1b: Calculations used to design detention facilities shall take into account the following:

1. The existing hydraulic storage of the Coastal-Dependent Industrial (MC) zoned area in the pre-development flow calculations.
2. The actual allowable build-out of impermeable areas such as dwellings, garage, greenhouses, driveways, patios, etc.
3. Changes in permeability, which may occur due to imported fill and/or compaction of soils that are not covered by impermeable surfaces.
4. Infiltration rates in open space areas, such as parks, buffer zones, detention basins, vegetated swales, residential yards, and commercial landscaping, shall be retained or increased to the extent possible.

If accounting for inputs makes detention basins infeasible to adequately mute or treat all of the storm flows, alternative control measures could include:

- a) Installation of residential detention and infiltration facilities.
- b) Installation of in-line surface or subsurface storage/infiltration structures.
- c) Reduction of impermeable surfaces by providing:
 - ☐ Alternative paving for parking areas and driveways.
 - ☐ CC&R's, which limit impermeable landscaping practices.
- d) Infiltration capacity should be maintained or re-established in vegetated swales and detention/retention areas, especially in areas where fill was placed or heavy equipment was used.

Mitigation Measure 4.5.1c: All stormwater infrastructure developed by this plan will, at minimum, be constructed to meet the design guidelines and performance criteria of the California Stormwater Quality Association's Stormwater Best Management Practice (BMP) Handbooks.

Sedimentation and Pollution of Surface Waters Due to Surface Runoff

The amount of area proposed for development in the September 2007 Master Plan is similar to that proposed in the 2005 Master Plan, with the exception of the addition of 1.5 acres of degraded dune habitat west of New Navy Base Road. While the mix of land uses has changed, the amount of impervious surface that would generate runoff is expected to be the same. There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.5.2 Sedimentation and Pollution of Surface Waters Due to Surface Runoff in the January 2006 MEIR contained in the appendices.

Under the proposed Master Plan, the disposal of treated effluent at the 1.5 acre visitor serving use area west of New Navy Base Road would be discontinued. As indicated in Figure 2.5-1 of the January 2006 MEIR (includes in the Appendices), a small area of dune hollow wetlands exists several hundred to the north. If any treated wastewater associated with the existing leach field is currently making its way to this wetland, the discontinuation of the leach field under the Master Plan would represent a beneficial surface water quality impact.

There is a potential that Regional Water Quality Control Board will require that the leach field pipes at the 1.5 acre visitor serving use area be removed, or that the applicant will wish to do so voluntarily. Earth moving activities associated with any such removal could potentially generate sediment which could wash its way into the dune hollow wetland north of the visitor serving use

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area. Any such instance would represent a significant surface water quality impact.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.5.2a: In order to assure the effectiveness of the best management practices (BMPs) implemented for the Master Plan, the following design parameters shall be applied:

1. The system of vegetated swales and detention basins/areas shall be designed so that flows generated during a 2-year storm event have an on-site detention time of 24 hours.
2. The concept of bio-retention shall be implemented to improve detention basin effectiveness.

Mitigation Measure 4.5.2b: Design and implement a County-approved stormwater system maintenance plan for the drop inlets, catch basins, vegetated swales, detention and buffer areas prior to issuance of any occupancy permit. A plan for the business park and industrial areas could be implemented separately.

Mitigation Measure 4.5.2c: Prior to initiating construction, the applicant shall file a Notice of Intent to comply with the California General Permit for Discharges of Storm Water Associated with Construction Activities adopted by the State Water Resources Control Board. In accordance with the Permit requirements, the applicant shall develop and implement a site-specific Storm Water Pollution Prevention Plan (SWPPP) that will identify the measures that will be taken to prevent storm water pollution caused by construction activities. These measures could include controlling and covering construction materials and wastes during construction, the use of silt fences to collect sediment, and site stabilization following construction by revegetation of disturbed areas.

Mitigation Measure 4.5.2d: Obtain waste discharge requirements (WDRs) or a waste discharge requirement waiver from the Regional Water Quality Control Board, North Coast Region for any dewatering during construction.

Mitigation Measure 4.5.2e: (Note: Not applicable to Phase 1 development). Prior to operating the business park and industrial area, a Notice of Intent to comply with the California General Permit for Discharges of Storm Water Associated with Industrial Activities adopted by the State Water Resources Control Board shall be filed. In accordance with the permit requirements, a site-specific SWPPP that will identify the measures that will be taken to prevent storm water pollution caused by commercial and industrial activities shall be developed and implemented. These measures must include facilities to prevent contact between storm runoff and potential pollutant sources, periodic cleaning of all outdoor parking and loading areas, elimination of non-storm water discharges, and employee training regarding the potential risks of storm water pollution from accidental spills, proper clean-up and waste disposal procedures.

Degradation of Surface Waters Due to Effluent Discharges

Discussion:

Surface water resources in the Master Plan area consist entirely of wetland areas of varying types and values, all of which exhibited evidence of standing water during recent winter seasons. Some areas seem to be natural wetlands that are degraded to some degree. Other wetlands appear to have been created by impounded runoff combined with impervious surfaces. The existing wastewater outfall has also created or possibly impacted some significant wetland areas.

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The September 2007 Master Plan would generate slightly less wastewater flows than the Master Plan analyzed in the January 2006 MEIR (see Table 4.5.4). As indicated, the Master Plan analyzed in the January 2006 MEIR would generate approximately 166,000 gallons per day (gpd).

The Master Plan evaluated in the January 2006 MEIR proposed the provision of 4.1 acres of infiltration area to accommodate an average flow of 166,000 gallons per day (gpd) of treated wastewater under that project. The analysis in the January 2006 MEIR concluded that this was inadequate to accommodate project flows. Per Mitigation 4.3.1a in the January 2006 MEIR, “the treated wastewater infiltration area shall be designed and constructed to a size adequate for the projected wastewater flow.” Consistent with this mitigation measure, the project applicant has revised the September 2007 Master Plan such that the plan now provides 7.6 acres of infiltration area which the project engineer (C.E.C) has concluded can accommodate 200,000 gpd of treated effluent with a reasonable factor of safety (CEC, 2007). As the September 2007 Master Plan would generate an average flow of only an estimated 161,927 gpd of treated wastewater, more than adequate infiltration area is proposed to serve the Master Plan, and the potential for discharge of treated wastewater to adjacent wetland areas would be minimal. A less than significant impact on surface water quality would occur.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.5.3a: A wastewater system shall be engineered to adequately treat the flows generated by the Master Plan and meet applicable water quality standards for effluent disposal.

Restriction of Groundwater Recharge and Degradation of Groundwater

The amount of area proposed for development in the September 2007 Master Plan is similar to that proposed in the 2005 Master Plan, with the exception of an additional 1.5 acres of degraded dune habitat proposed for visitor serving uses west of New Navy Base Road. While the mix of land uses has changed east of New Navy Base Road, the potential restrictions of groundwater recharge and potential degradation of groundwater is expected to be the same given that no substantial change in impervious uses and no industrial or heavy polluting uses are proposed. There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.5.4 Restriction of Groundwater Recharge and Degradation of Groundwater in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Same as Mitigation Measure 4.5.2a, and

Mitigation Measure 4.5.4a. All water supply wells within the Master Plan Area shall be located and either appropriately secured or destroyed in accordance with HCDEH and NCRWQCB standards.

Mitigation Measure 4.5.4b. All newly created parcels within the Master Plan Area that share a boundary with and/or are located within 100 feet of the wastewater system’s primary and

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secondary treatment and disposal areas shall have a deed restriction that prohibits the construction or use of any water supply wells for any purpose.

Mitigation Measure 4.5.4c. (Note: Not applicable to Phase 1 development). Wastewater generated by the proposed visitor serving uses west of New Navy Base Road shall be disposed of by use of a septic tank and wastewater hauling serving, and not by any kind of on-site disposal (no infiltration pond or leach field).

X. LAND USE AND PLANNING: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |

Physically divide an established community

There is no change to impacts discussion or mitigations for this topic. For full discussion, see Impact 4.8.1 Physically divide an established community in the January 2006 MEIR contained in the appendices.

Determination:

No impact.

Mitigation: None required

Conflict with any applicable land use plan, policy, or regulation of an agency with project jurisdiction

The proposed project is consistent with the approved land use and zoning changes of the Samoa Town Master Plan.

Determination:

No impact.

Mitigation: None required

Conflict with any applicable habitat conservation plan;

There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.8.3 Conflict with any applicable habitat conservation plan in the January 2006 MEIR contained in the appendices.

Determination:

No impact.

Mitigation:

None required.

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XI. MINERAL RESOURCES: 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? | ☐ | ☐ | ☐ | ☒ |

The project site does not have any known mineral resources and would not affect the availability of any locally important mineral resource recovery site.

Determination:

No impact.

Mitigation:

None required.

XII. NOISE: Would the project result in:

- | | Potentially
Significant
Impact | Less Than
Significant
with
Mitigation | Less Than
Significant
Impact | No
Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☒ | ☐ | ☐ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☒ | ☐ | ☐ |
| e) For a project located within 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, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

No Change to applicable plans policies, codes and regulations. Please see 4.10 Noise, Applicable Plans, Policies, Codes, and Regulations section of the January 2006 MEIR included in the appendices.

Construction Noise

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The September 2007 redesign of the Samoa Town Master Plan will result in additional construction noise in the area adjacent to historic resources due to the addition of an indoor soccer arena, two commercial facilities and additional residential units. This impact is expected to remain less than significant with incorporation of mitigation measures. For full discussion see Impact 4.10.1 Construction Noise in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant with incorporation of mitigation measures

Mitigation:

Mitigation Measure 4.10.1a Implement standard construction controls:

- Limit construction to the hours of 7:00 AM to 7:00 PM on weekdays, and 9:00 AM to 5:00 PM on Saturdays, with no noise-generating construction on Sundays or holidays.
- Equip all internal combustion engine-driven equipment with mufflers which are in good condition and appropriate for the equipment.
- Utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
- Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.
- Prohibit unnecessary idling of internal combustion engine.
- When construction occurs within 200 feet of noise-sensitive uses, designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. At the construction site, conspicuously post the telephone number of the disturbance coordinator at the construction site.

Noise and Land Use Compatibility

The September 2007 redesign of the Samoa Town Master Plan will result in additional commercial and recreational noise adjacent to the existing residential units and the Samoa Cookhouse. Residents of existing residential units will experience increased levels of noise of the type normally associated with residential areas. The Samoa Cookhouse will experience an increased level of noise due to the adjacent indoor soccer facility and two additional commercial facilities.

The City of Eureka commented that potential noise conflicts and impacts may arise between industrial uses and proposed new residential land uses within the Master Plan area, particularly between new residential housing and future industrial uses located on coastal-dependent industrial (MC) land. Mitigations were suggested to protect residential and industrial uses from noise conflicts, and to allow industrial uses to be developed and operate on land designated for industrial use. While the potential may exist for future land use noise conflicts, no industrial uses are proposed on MC designated land as part of the 2007 Master

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Plan. These impacts are expected to remain less than significant with incorporation of mitigation measures.

Determination:

Less than significant with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.10.2a No residential uses are proposed within 100 feet of New Navy Base Road. Given potential roadway noise exposure levels, should any residential structures be located within 100 feet of New Navy Base Road in the future, noise barriers, at heights of approximately 6 feet, shall be required to adequately mitigate noise in residential outdoor activity areas adjacent to the roadway. Standard residential construction, but with the windows closed at the discretion of the occupants to control noise intrusion, should be sufficient to achieve acceptable interior noise levels. Forced air mechanical ventilation may be necessary immediately adjacent to the roadway. Subsequent detailed analysis would be required for housing proposed adjacent to the roadway pursuant to the requirements of the County General Plan and the State Building Code.

Measures such as building orientation, sound attenuation, screening, and landscaping etc. shall be incorporated into the project to respond to the adjacency issue with the MC lands should industrial uses be sited nearby the workforce housing.

Commercial, business, and industrial facilities should be designed so that noise levels do not exceed 45 dBA during the nighttime and 55 dBA during the daytime at any adjacent residential property. Noise control shall be a consideration in project design. Such projects proposed near existing or proposed residences shall include an acoustical analysis that determines the noise control treatments necessary to achieve these noise performance standards. Such review and analysis shall be completed during detailed design and submitted to the County prior to issuance of a building permit.

Commercial, business and industrial uses shall be developed and operate in accordance with the intent, policies and regulations that govern land use and zoning designations in which the proposed land use and development is located. Future residential uses located in close proximity to industrial, commercial or business-designated land may be subject to agreements allowing adjacent industrial, commercial and business land uses the right to operate within the guidelines and regulations of the permitted zone.

Traffic Noise Impacts

Development of the September 2007 Master Plan would result in an increase in vehicular traffic noise along New Navy Base Road near existing and proposed residences. Access to the proposed residential area south of Sunset Avenue will be via extensions of Gibson a Street and Murphy Avenue. Noise impacts would remain less than significant.

Determination:

Less than significant.

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Mitigation:

None required.

XIII. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Change to applicable plans policies, codes and regulations. Please see 4.11 Population and Housing, Applicable Plans, Policies, Codes, and Regulations section of the January 2006 MEIR included in the appendices.

Potential for Substantial Population Growth

Discussion:

Housing Supply and Population

The Master Plan area currently provides housing for an estimated 236 people. This estimate is based on 99 existing residences in the Master Plan area, multiplied by the average number of persons per household, 2.39 persons, in Humboldt County. In the September 2007 Master Plan, 88 of the 99 existing housing units would be designated for residential use. Eleven existing housing units are proposed to be converted to commercial uses; eight units on Cadman Street and two residences adjacent to the town square would be redesignated CG, and the Hostelry would be redesignated CR.

The eight Cadman Street live/work units would each retain a residential component. Master Plan population estimates include residents of the live/work units, even though the proposed commercial units would not be included in residential housing unit estimates for RL or RM designated land. Approximately 210 people would be housed in the 88 existing residences, designated RL. An additional 19 residents projected for the proposed eight live/work units on Cadman Street, would bring the total number of people housed in existing residences to 229. The September 2007 Master Plan proposes to construct 293 new housing units; 247 would be single family and 46 would be multifamily units. A total of 381 housing units designated for residential use, including 88 existing units, would be included in the September 2007 Master Plan. Based on the average 2.39 persons per household multiplier and 293 new housing units, the September 2007 Master Plan residential population would increase by 700 people. The proposed 22 vacation rental units designated CR are excluded from residential housing and population analyses as these units provide transient visitor serving uses. The total (existing

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and proposed) residential population for the September 2007 Master Plan would be 929 people. Subsequently, the number of workforce housing units was increased to 80 and the number of single family residential units was decreased accordingly.

The *Regional Housing Needs Plan* estimates that population growth in Humboldt County will generate the demand for 2,415 additional housing units within the unincorporated area. Based on an estimate of vacant land designated for residential uses in the unincorporated area, 271 of the 2,415 new housing units are expected to be constructed on vacant land within the Humboldt Bay Planning Area. The proposed Master Plan contributes to the countywide housing demand within the Humboldt Bay Planning Area and could help reduce pressure to convert agriculture and timber land for residential purposes.

Determination:

Less than significant impact.

Mitigation:

No mitigation necessary.

XIV. PUBLIC SERVICES:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☒	☐	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

No change to applicable plans policies, codes and regulations from the previous drafts of the MEIR. Please see 4.3 Utilities & Public Services, Applicable Plans, Policies, Codes, and Regulations section of the January 2006 MEIR included in the appendices.

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Increased Demand for Law Enforcement

Discussion:

The City of Eureka Police Chief commented on the January 2006 MEIR. These comments reiterated previous comments that the proposed Master Plan will result in increased demand for City of Eureka police services. The department noted that the potential increased demand for police services has been acknowledged and discussed in the draft MEIR. However, the EPD is not satisfied with MEIR determination that while the potential for increased demand for services is noted, the potential is considered less than significant, with no mitigation required to address how the increased need will be met. In the Recirculated Draft 2 MEIR of March 2007, the City of Eureka restated comments that the Master Plan would increase demand for City of Eureka police services.

The County of Humboldt Sheriffs Department was contacted regarding the City comments. The Sheriff Department representative reiterated that the Department will be able to provide law enforcement services to the Master Plan area. With no standard of significance being exceeded, and the agency with jurisdiction stating their ability to serve, there is no basis for determining a significant impact, in the context of this MEIR.

Determination:

Less than significant adverse impact.

Mitigation:

No mitigation necessary.

Increased Demand for Fire Protection and Emergency Services

Discussion:

Implementation of the Master Plan would increase demands for fire protection services in the Plan Area. Area residents, businesses, and employees are expected to generate additional medical, fire, and other emergency service calls.

In the September 2007 Master Plan, a new emergency services vehicle storage building is proposed on Vance Street adjacent to the Samoa Block. The need for a new location in which to store emergency service vehicles and equipment was identified after the *Tsunami Vulnerability Evaluation* was completed. The evaluation identified elevations of 30 feet or below as being in the Tsunami inundation zone. The existing emergency services vehicle storage facility is below 30 feet in elevation, which could potentially impact the response of emergency service personnel in the event of a tsunami. The new emergency service vehicle storage building would be located at an elevation of 30 feet or above in order to avoid inundation during a tsunami event.

The *Tsunami Vulnerability Evaluation* proposes the development of *Tsunami Safety Plan* as mitigation for the Samoa Town Master Plan. The *Tsunami Safety Plan* (TSP) contains information pertaining to tsunami warning devices; what to do before, during, and after a tsunami event; and an agency preparedness and coordination plan. In the event of a tsunami, the Samoa Peninsula Volunteer Fire Protection Department (SPVFPD) will be the primary onsite responding emergency services organization. The SPVFPD will use the agency preparedness and coordination plan contained in the TSP, for preparing and responding to potential events. SPVFPD personnel will require additional training in tsunami evacuation procedures.

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The SPVFPD would continue to provide some services and operations from its Fairhaven fire station. The SPVFPD is an all-volunteer department; increased demand for fire protection services from the Master Plan could result in the need for additional volunteers, paid firefighters, or equipment. The SPVFD may also require additional equipment to fulfill the role prescribed to them in the agency preparedness and coordination plan. Based on the current assessment, the increase in annual revenue is projected to be at least \$20,000. However, additional funding and facilities might be needed to avoid a reduction in service levels and response times.

Due to the proposed developments outlined in the Samoa Master Plan, a review of the SPVFD's fire protection capabilities is warranted. A Standards of Response Coverage Study has been suggested by the City of Eureka, as the best mechanism for this review. The Study would evaluate and define the Fire District's baseline of operations; benchmarks for achieving the SPVFD goals and objectives; level of service required for communities located in the SPVFD district; and measures for evaluating performance.

In the Recirculated Draft 2 MEIR of March 2007, the City of Eureka's Fire Marshall stated that the Standards of Response Coverage Study (SRCS), provided as mitigation, should be completed as part of the CEQA process rather than provided at a future date, as the SRCS would provide a more adequate assessment of fire protection and life safety impacts for the Master Plan area and EIR. The City has commented that a completed SRCS would allow potential impacts to be identified, determine if proposed measures would be adequate and potential impacts could be reduced below a threshold of significance. The provision of the SRCS mitigation, at time of tentative map as proposed, will provide an adequate and complete assessment of issues relating to fire protection and emergency services for the Master Plan area.

Determination:

Less than significant with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.3.5a: Implement the *Tsunami Safety Plan*. The plan is to include an evacuation route plan for the Master Plan Area, which shall include locations for tsunami warning devices, shall be developed, submitted, approved, and kept on file at the Samoa Peninsula Fire Department (SPFD). Key SPFD emergency services personnel shall be trained in tsunami evacuation procedures.

Mitigation Measure 4.3.5b: A plan for hazardous materials response and containment for the plan area shall be developed and made available to emergency response agencies, including the SPFD.

Mitigation Measure 4.3.5c: **(Note: Not required as part of the current project phase.)**

Construction of an emergency services vehicle storage building, located above the 30' elevation adjacent to the site of the Gibson Street Water Tank on the east corner of Gibson Street and south of Vance Avenue. The new building would contain emergency response vehicles and equipment, emergency communications equipment and backup power supply. This building would also serve as a tsunami evacuation site. .

Mitigation measure 4.3.5d: Prepare the Standards of Response Coverage Study and implement study recommendations.

Mitigation Measure 4.3.5e. **(Note: Not required as part of the current project phase.)**

Humboldt County shall enter into an agreement with the Samoa Peninsula Fire Protection District, Arcata Fire Protection District, and the City of Eureka Fire Department to establish

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the level of fire protection services to be provided to the Master Plan Area (to be referred to as the Agreement for Fire Protection Services to the Samoa Town Master Plan Area), and the manner of providing and the cost of such services. The Agreement for Fire Protection Services to the Samoa Town Master Plan Area shall contain either: (1) a finding that estimated revenue to the Samoa Peninsula Fire Protection District from property taxes and the current special assessment is adequate to support the agreed upon level of level of service, or (2) a requirement that Humboldt County impose a condition on the approval on any tentative subdivision map for the Samoa Town Master Plan Area requiring that the applicant vote to approve a special assessment to augment funding for fire protection services in an amount equal to the estimated cost of providing the agreed upon level of service.

Increased Demand for Schools and Libraries

The amount of development proposed in the September 2007 Master Plan is similar to that proposed in the 2005 Master Plan. While the mix of land uses has changed, the demand for schools and libraries is expected to be the same if not lower, due to the reduced number of housing units proposed. There is no change to impacts for this topic. For full discussion see Impact 4.3.8 Increased Demand for Schools and Libraries in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact.

Mitigation:

No mitigation necessary.

Increased Demand for Telecommunications

The amount of development proposed in the September 2007 Master Plan is similar to that proposed in the 2005 Master Plan. While the mix of land uses has changed, the demand for telecommunications is expected to be the same. There is no change to impacts for this topic. For full discussion see Impact 4.3.9 Increased Demand for Telecommunications in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact.

Mitigation:

No mitigation necessary.

XV. RECREATION:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project 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?	☐	☐	☐	☐

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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐
☐
☐
☐

No Change to applicable plans policies, codes and regulations. Please see 4.13 Recreation and Open Space, Applicable Plans, Policies, Codes, and Regulations section of the January 2006 MEIR included in the appendices.

Determination:

Less than significant with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.13.1a. (Note: Not required as part of the current project phase.)

Signage and, where necessary, fencing shall be incorporated into the Master Plan design to limit intrusion into sensitive biological resource areas (ESHAs) or wastewater treatment areas. Signage shall educate visitors and residents about sensitive resources that occur in the Master Plan area.

Mitigation Measure 4.13.1b. (Note: Not required as part of the current project phase.)

Designated pathways and trails to Samoa Beach shall be constructed in order to avoid the creation of non-designated trails. The location and construction of bicycle and pedestrian trails and routes within the Master Plan area shall meet County standards for safety and design, and comply with Design Guidelines. Signage, including trail markers, directional signage, maps, and identifying trail and bicycle routes shall be provided and meet County standards and Design Guidelines.

Mitigation Measure 4.13.1c. (Mitigation Measure 4.13.1c is not applicable as it referred to a RV Park that was proposed to the east of New Navy Base Road and south of Sunset Avenue in a prior Master Plan version. The RV Park land use has been removed from this location in the September 2007 Master Plan).

XVI. TRANSPORTATION/TRAFFIC: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐

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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

This section provides a transportation analysis update of transportation and traffic impacts based on tentative map land uses. This update includes Samoa Town Master Plan trip generation volume estimates comparing the level of development analyzed in the 2009 MEIR to that resulting from the tentative map. This SMEIR analysis is limited to vehicle trips. The analysis of other potential transportation impacts including, increased bicycle and pedestrian trips, increased transit demand and increased parking demand in the 2009 MEIR remains valid.

Additionally, this section incorporates relevant information from the Samoa Industrial Waterfront Preliminary Transportation Access Plan (SIWPTAP) prepared for the Humboldt Bay Harbor, Recreation, and Conservation District (LACO Associates, December 2013). The SIWPTAP included a traffic analysis memorandum prepared by Whitlock & Weinberger Transportation, Inc. (w-trans) dated July 19, 2013; included as Appendix E to this SMEIR. This memo describes potential traffic impacts generated by development in the Samoa industrial waterfront area, including the Samoa Town Master Plan.

Regulatory Setting

The applicable plans, policies, codes and regulations remain as described in the 2009 MEIR. The following applicable policies were added to the Humboldt Bay Area Plan, per the California Coastal Commission, as part of the STMP General Plan (Local Coastal Plan) Amendment approval.

STMP (Coastal Access) Policy 2:

A. All approved pedestrian and bicycle paths, corridors, trails and tsunami evacuation routes within the lands subject to the STMP-LUP shall be open to the public at all times. These routes shall not be blocked, gated, obscured, or otherwise barricaded at any time except as may be necessary for initial construction and for occasional short-term maintenance. All approved public park and open space and pedestrian/bikeway paths and related amenities shall be completed and the facilities opened to the public prior to the commencement of development within either the Business Park area or the new residential areas.

B. Prior to the issuance of the coastal development permit for the comprehensive division of Master Parcel 2, the location of pedestrian and bicycle routes subject to this policy shall be surveyed and mapped and a deed restriction protecting the routes against conversion to another use shall be recorded. In addition, prior to the issuance of the coastal development permit for the comprehensive division of Master Parcel 2, a dedication or offer of dedication in perpetuity of a public access easement to a

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public agency or qualified non-profit organization shall be recorded for all existing or proposed pedestrian or bicycle routes, including routes prescribed elsewhere in these policies for coastal access and recreational purposes. The dedication or offer of dedication shall not contain a “sunset” provision and shall remain valid in perpetuity until or unless accepted by a qualified party.

C. A map of the subject bicycle and pedestrian pathway/trail system shall be developed and posted at publicly visible central locations within the STMP-LUP area, including at the main entrance to the Samoa Cookhouse area.

STMP (Coastal Access) Policy 4:

A. At least two (2) bus stops shall be constructed within the Town of Samoa in accordance with the following requirements:

1. The bus stop locations must allow the Humboldt Transit Authority (or successor provider of public transportation services) buses sufficient area to enter, pull over completely out of adjacent through-traffic, and exit the turnout in accordance with physical limits and safety requirement. The necessary turnout area shall be approximately 100 feet in length and proportioned to allow for maneuvering of a 40-ft-long, 102-inch wide bus. Evidence that final designs for the bus stops have been reviewed and approved by the Humboldt Transit Authority shall be required prior to approval of a coastal development permit for the comprehensive division of Master Parcel 2; and
2. The bus stop waiting areas shall be covered and weather-sheltered, well lighted for personal security, and furnished with maintained trash receptacles that are wildlife impermeable.

B. The bus stops required herein shall be installed prior to commencement of construction of development within the new residential and business park areas.

C. In accepting Commission certification of LCP Amendment Request HUM-MAJ-01-08, the County agrees to request that Humboldt Transit Authority add regularly scheduled bus service of the STMP-LUP lands upon approval of coastal development permits for development within the business park and new residential areas.

Increased Vehicle Trips

Discussion:

The overall scope of the Master Plan project has been reduced from what was analyzed in the 2009 MEIR in terms of total acres of proposed development, number of proposed new residential units, and business park acreage. Generally, the area of land designated for development is less than what was proposed in the MEIR and the area designated Natural Resources has increased. Table 3.4.1 compares 2009 MEIR trip generation projections with tentative map estimated trips.

Based on the tentative map, the Samoa Town Master Plan is expected to result in an average of 4,308 new weekday vehicle trips, which is approximately 60% of the 7,239 trips analyzed in the 2009 MEIR. This decrease is mainly due to reduced business park acreage and waterfront industrial buildout projections of 10% as described in the Samoa Industrial Waterfront Preliminary Transportation Access Plan. Development of only 10% of the unused industrial land is estimated due to extensive industrial land supply on the Samoa Peninsula. In addition, no CDI uses are planned for in the Samoa Town Master Plan.

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The following is a comparison of tentative map and Master Plan transportation related impacts.

- The tentative map would be expected to generate lower daily traffic volumes compared with Master Plan analyzed in the 2009 MEIR;
- The tentative map would be expected to generate lower peak hour traffic volumes compared to the Master Plan analyzed in the 2009 MEIR;
- There would be increased seasonal travel due to the introduction of visitor use areas both east and west of New Navy Base Road; and
- Improved day use facilities and additional parking west of New Navy Base Road, would increase travel in and out of the existing parking lot.

The following intersection analysis is based on the July 19, 2013 w-trans memo which reflected buildout conditions based on the 2009 MEIR; therefore actual peak hour vehicle trips are expected to be lower than these projections. The LOS calculations are summarized below and in Table 3.4.2.

Under future conditions with general background growth and without Samoa Town Master Plan development, the majority of the intersections would operate acceptable at LOS C or better, with the exception of:

- SR 255/New Navy Base Road is expected to deteriorate to LOS D under PM peak hour conditions.

Under existing conditions with development of the Samoa Town master Plan, the majority of the intersections would continue to operate acceptably at LOS C or better, with the exception of:

- SR 255/New Navy Base Road is expected to deteriorate to LOS E under PM peak hour conditions.

Under future conditions with development of the Samoa Town Master Plan, the majority of the intersections would continue to operate acceptably at LOS C or better, with the exception of:

- SR 255/New Navy Base Road is expected to deteriorate to LOS F under PM peak hour conditions.
- SR 255/ 4th Street is expected to deteriorate to LOS D under PM peak hour conditions.

Cumulative impacts resulting from the Master Plan and adjacent industrial waterfront development could result in unacceptable conditions at the New Navy Base Road/ Cookhouse Drive intersection (W-trans Memo, July, 19 2013, Appendix E). However, as shown in Table 3.4.2 below, future conditions plus the Master Plan would result in LOS B.

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Table 3.4.2 Peak Hour Intersection Levels of Service

Study Intersection Approach	Existing 2013 Conditions				Future 2033 Conditions				Existing plus Samoa Town Plan				Future plus Samoa Town Plan			
	AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. New Navy Base Rd/ Samoa Pulp Rd	4.8	A	1.9	A	4.9	A	1.9	A	6.1	A	5.3	A	6.1	A	5.1	A
Northbound Approach	9.1	A	8.9	A	9.3	A	9.0	A	9.3	A	9.6	A	9.5	A	9.7	A
Westbound Left	7.4	A	7.5	A	7.4	A	7.5	A	7.7	A	7.5	A	7.8	A	7.6	A
2. New Navy Base Rd/ Cookhouse Dr	2.9	A	1.7	A	2.9	A	1.7	A	6.1	A	10.9	B	6.1	A	11.6	B
Northbound Approach	9.0	A	9.2	A	9.1	A	9.3	A	10.6	B	21.2	C	10.9	B	23.7	C
Westbound Left	7.5	A	7.4	A	7.5	A	7.5	A	8.6	A	8.6	A	8.7	A	8.7	A
With Traffic Signal													21.4	C	27.3	C
3. New Navy Base Rd/ Hwy 255	11.4	B	16.6	C	13.2	B	26.	D	38.0	E	28.3	D	48.6	E	51.6	F
With Traffic Signal													24.1	C	27.9	C
12. Hwy 255/Fourth St	14.0	B	14.9	B	21.1	C	21.0	C	18.5	B	25.6	C	32.2	C	52.7	D
SB Lane Change													21.3	C	22.0	C
13 Hwy 255/Fifth St	6.2	A	5.3	A	6.5	A	6.2	A	6.2	A	6.5	A	6.5	A	7.4	A

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop controlled intersections are indicated in italics; ** = delay greater than 120 seconds; Shaded cells = conditions with recommended improvements.

Source: Excerpt from W-trans memo, Samoa Industrial Waterfront Transportation Access Plan Table 2, July 19, 2013 (Appendix E).

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

The following mitigation measures are taken directly from the 2009 MEIR. Modifications to the original mitigation measures are identified in strikeout text to indicate deletions and underline to signify additions.

2009 MEIR Mitigation Measure 4.2.1a: S.R. 255/3rd Street: Improvements include installation of medians to allow only right turn movements in and out of 3rd Street or future traffic signal. The proposed Master Plan shall be responsible for contributing a fair share amount towards the mitigation approach worked out with the City of Eureka and Caltrans at some point in the future. The suggested fair share amount is a plan contribution of 33 percent, which was calculated based on the critical p.m. peak hour volume of 518 vehicles generated by the Master Plan, divided by the total future volume including the Plan development (1,573 vehicles). Assuming a traffic signal, the fair share would be \$66,000 (\$200,000 x 33%). If the City determines that turn lanes shall be added to the intersection, rather than a signal, then the amount would be reduced proportional to the cost. The fair share mitigation contribution shall be provided at the time that the impact is expected to occur. Based on the analysis, the impact is expected to occur (threshold of LOS E/F) after 20 percent of the development is occupied, or approximately 160 residential units. It is suggested that the County arrange for payment of the mitigation fee in Phase 2. (The SR 255/3rd Street improvements were completed by Caltrans and the City of Eureka in 2012. Medians were installed to allow only right turn movements in and out of 3rd Street. No additional mitigation is required.)

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2009 MEIR Mitigation Measure 4.2.1b: (Note: Not required as part of the current project phase.) S.R. 255 through Manila: Improvements to be determined by Phase II of Manila Transportation Plan. The Master Plan shall contribute its fair share towards these improvements. The suggested fair share amount is a plan contribution of 22.5 percent, which was calculated based on the critical p.m. peak hour volume of 258 vehicles generated by the Master Plan, divided by the total future volume including the Plan development (1,147 vehicles). It is likely that S.R. 255 improvements consisting of left-turn lanes and a traffic signal or roundabout will cost approximately \$800,000. Therefore, the fair share to be paid by the applicant shall be \$180,000. The County should arrange for payment of the mitigation fee in Phase 2.

2009 MEIR Mitigation Measure 4.2.1c: (Note: Not required as part of the current project phase.) S.R. 255/New Navy Base Road: Improvements include the addition of a traffic signal or a roundabout designed according to Federal Guidelines and pursuant to Caltrans Design Bulletin 80-01. ~~Since the impacts at the intersection would be substantially due to the plan, the plan shall provide full funding for the improvements.~~ The traffic control enhancement would not be warranted until at least seven to 10 years approximately 25 percent of the anticipated combined development is completed from the Master Plan and the adjacent industrial waterfront, so early phases of the proposed Master Plan could be implemented without this improvement. (According to Appendix E of this SDMEIR, impacts at this intersection would be due to the Master Plan and proposed adjacent industrial waterfront development; therefore funding for these improvements should be split between these two projects.)

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XVII. TRIBAL CULTURAL RESOURCES.

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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No structures or resources are listed or eligible for listing on the Phase 1 portion of the Samoa Town Master Plan site. The Department knows of no resources on the Phase 1 site to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. A complete cultural resource survey was prepared and is included as an appendix to the Final MEIR and identifies all known tribal resource sites in the STMP area. No sites are located within the Phase 1 development area. After consultation with the local Wiyot tribal historic preservation officers for the LCP amendment to change the project phasing, a Phase II archaeological evaluation was performed on the proposed site of the wastewater treatment facility and no cultural resources were found at that site. However, a Memorandum of Agreement for Cultural Resource protection was entered into to address protocols for investigation and inadvertent discoveries.

Determination:

Less than significant adverse impact.

Mitigation:

No mitigation necessary.

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XVIII. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

No change to applicable plans policies, codes and regulations from the previous drafts of the MEIR. Please see 4.3 Utilities & Public Services, Applicable Plans, Policies, Codes, and Regulations section of the January 2006 MEIR included in the appendices.

Increased Demand for Water

The amount of development and water needed to serve proposed uses in the September 2007 Master Plan is expected to be similar to demand generated by the January 2006 Master Plan. In the January 2006 Master Plan, a 64-unit residential housing area was proposed south of Sunset Avenue. The amount of water required to service 64 residences was estimated to be approximately 16,000 gpd. In the September 2007 Master Plan, this residential area would contain 67 new residential units. As the number of residences would be similar, demand for water would not be expected to change from January 2006 estimates. There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.3.1 Increased Demand for Water in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measure.

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Mitigation:

Mitigation Measure 4.3.1a: The property owner shall form a management entity to support the provision of water, wastewater and stormwater services to the town of Samoa, subject to the approval of Humboldt County, and in compliance with applicable state law and county policy.

Measure 4.3.1.b: To address the potential need for domestic water system upgrades necessary for implementation of the Samoa Master Plan along with other long-term development potential on the Samoa Peninsula, the property owner shall pay a connection fee to Humboldt Bay Municipal Water District, as determined by that agency, to adequately deliver the required amount of water for the Samoa project. The fee would be based on the proportional share of the cost of system upgrades that may be necessary as a consequence of the Samoa Master Plan Project and other planned or long-term development users on the peninsula.

Increased Demand for Wastewater Facilities

The amount of development proposed in the September 2007 Master Plan is similar to that proposed in the January 2006 Master Plan, although the mix of proposed land uses has changed. The total estimated average wastewater expected to be generated by the September 2007 Master Plan would be 161,927 gallons per day (gpd), compared to the Master Plan evaluated in the January 2006 MEIR (e.g., January 2006 Master Plan) which would generate an expected average 166,000 gpd. The primary reason for the lower wastewater generation under the September 2007 Master Plan is that it proposes less total residential units (381) than does the January 2006 Master Plan (406 units). While the amount of wastewater generated under the September 2007 Master Plan would be less, the capacity of the proposed wastewater treatment plant would not change. Hence, adequate wastewater treatment capacity would be provided. A less than significant impact will occur.

The January 2006 Master Plan proposed the provision of 4.1 acres of infiltration area to accommodate an average flow of 166,000 gallons per day (gpd) of treated wastewater under that project. The analysis in the January 2006 MEIR concluded that this was inadequate to accommodate project flows. Per Mitigation 4.3.1a in the January 2006 MEIR, “the treated wastewater infiltration area shall be designed and constructed to a size adequate for the projected wastewater flow.” Consistent with this mitigation measure, the project applicant has revised the September 2007 Master Plan such that the plan now provides 7.6 acres of infiltration area which the project engineer (C.E.C) has concluded can accommodate 200,000 gpd of treated effluent with a reasonable factor of safety (CEC, 2007). As the September 2007 Master Plan would generate an average flow of only an estimated 161,927 gpd of treated wastewater, more than adequate infiltration area is proposed to serve the Master Plan. The size of the Public Facilities acreage was analyzed in the earlier STMP amendment and increased to ensure there would be adequate wastewater infiltration area. A less than significant impact would occur.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Same as Mitigation Measure 4.3.1a

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Mitigation Measure 4.3.2a: Same as Mitigation Measure 4.5.3a

Increased Demand for Stormwater Collection Infrastructure

The amount of development proposed in the September 2007 Master Plan is similar to that proposed in the 2005 Master Plan. As discussed in Impacts 4.3.1 and 4.3.2, the amount of stormwater generated is expected to be the similar. For full discussion see Impact 4.3.3 Increased Demand for Stormwater Collection Infrastructure in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Same as Mitigation Measure 4.3.1a

Mitigation Measure 4.3.3a: The stormwater system shall be designed accounting for site-specific conditions to assure that post-development storm flows do not exceed predevelopment flows for the 100- and 10-year storm events and that in areas where storm flows are concentrated, sufficient erosion control measures are implemented.

Mitigation Measure 4.3.3b: All stormwater infrastructure will, at minimum, be designed to meet the performance standards recommended by the California Stormwater Quality Association's "New Development and Redevelopment" and "Commercial and Industrial" Best Management Practices Handbooks.

Mitigation Measure 4.3.3c: A stormwater management plan for the plan area shall be developed and approved by the Humboldt County Public Works Department and adopted by the management entity that assumes responsibility of the plan area after construction.

Increased Demand for Solid Waste Disposal

The amount of development proposed in the September 2007 Master Plan is similar to that proposed in the 2005 Master Plan. While the mix of land uses has changed, the demand for solid waste disposal is expected to be the same. There is no change to impacts discussion or mitigations for this topic. For full discussion see Impact 4.3.6 Increased Demand for Solid Waste Disposal in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact with incorporation of mitigation measures.

Mitigation:

Mitigation Measure 4.3.6a: A recycling program shall be designed and implemented for the plan area.

Mitigation Measure 4.3.6b: **(Note: Not required as part of the current project phase.)**

Prior to commencement of operations, industrial and commercial users with the potential to generate large volumes of solid waste shall develop and implement waste reduction plans.

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Increased Demand for Electrical and Gas Services

The amount of development proposed in the September 2007 Master Plan is similar to that proposed in the 2005 Master Plan. While the mix of land uses has changed, the demand for electrical and gas services is expected to be the same. There is no change to impacts for this topic. For full discussion see Impact 4.3.7 Increased Demand for Electrical and Gas Services in the January 2006 MEIR contained in the appendices.

Determination:

Less than significant adverse impact.

Mitigation:

No mitigation necessary.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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 which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The 2009 MEIR included a list of past, present, and probable future projects producing related or cumulative impacts and an analysis for each environmental topic. That analysis remains valid with the additions listed below.

Cultural Resources

There are no additions to the cultural resources cumulative analysis. Potential cultural impacts are not expected to be cumulatively considerable.

Biological Resources

There are no additions to the biological resources cumulative analysis; as described in the 2009 MEIR and Section 3.2 of this SMEIR, the proposed project would not significantly impact any populations of special-status species, natural communities, or the movement of wildlife. Potential biological impacts are not expected to be cumulatively considerable.

Greenhouse Gas Emission

As discussed in Section 3.3 of this SMEIR, GHG emission are not confined to a particular air basin but are dispersed worldwide. Hence GHG impacts are by nature a cumulative impact.

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

The following policy was added to the Humboldt Bay Area Plan, per the California Coastal Commission, as part of the STMP General Plan (Local Coastal Plan) Amendment approval. STMP (New Development) Policy 7:

- A. To minimize energy demands, which are associated with structural and transportation energy use, development of lands subject to the STMP-LUP shall minimize vehicle miles traveled, and conserve energy by means such as, but not limited to, the following:
1. Siting development in a manner that will minimize traffic trips;
 2. Prohibiting retail sales establishments designed to attract more than an incidental percentage of customers from offsite areas;
 3. Incorporating the “smart growth” development concepts that combine interdependent uses that potentially reduce offsite traffic trips, including adequate grocery and convenience stores in the revitalized downtown area to supply resident and visitor needs with fewer offsite trips;
 4. Providing well designed and appropriately located bus stops along Vance Avenue;
 5. Providing amenities for the convenience and safety of pedestrians and bicyclists to encourage the use of non-motorized and/or public transportation, including a well-designed network of bicycle paths, safe sidewalks, and separate footpaths that link various areas within Samoa and to the nearby beach and natural resource area interpretive trails;
 6. Incorporating energy efficient building technologies;
 7. Requiring development to meet high standards regarding the energy efficiency of proposed structures; heating, ventilation, and air conditioning systems (HVAC); hot water heaters, appliances; insulation; windows; doors; and lighting such as the standards of established voluntary programs such as Energy Star, LEED, or Build It Green;
 8. Requiring development to incorporate alternative sources of energy such as photovoltaics, solar water heaters, passive solar design, wind generators, heat pumps, geothermal, or biomass;
 9. Requiring development to use structural orientation (heat gain from southern exposure) and vegetation patterns to reduce winter heating needs (such as planting deciduous trees near southern exposures to maximize the winter sun);
 10. Requiring development to include energy meters that provide real-time information to users regarding energy consumption;
 11. Requiring development to use recycled building materials;
 12. Requiring development to use building materials that minimize energy consumption during the manufacture and shipment of the materials;
 13. Requiring development to use construction techniques that minimize energy consumption;
 14. Incorporating structural amenities within non-residential development to encourage the use of non-motorized or public transportation by employees (such as sheltered bicycle storage, bicycle lockers, restrooms with showers/personal lockers, etc.);
 15. Encouraging employer incentives such as paid bus passes, etc., to encourage employee use of public transportation;
 16. Prohibiting restrictions such as covenants or development standards that prevent energy conserving measures such as the use of outdoor clotheslines.

Therefore, impacts described under Impact 3.3.1 are the proposed project’s contribution to this cumulative impact. Because the project’s GHG emissions were considered less than significant, the cumulative effects of the project on GHG emissions and contribution to global climate change would be less than significant.

Draft Mitigated Negative Declaration Samoa Town Master Plan Phase 1

Transportation

Section 4.2 of the 2009 MEIR evaluated the proposed Master Plan's potential transportation impacts to the plan area and vicinity. The section evaluates Master Plan impacts to S.R. 255 as far north as the S.R.255/U.S. 101 interchange in Arcata, and the S.R. 255/U.S. 101 intersections in Eureka. Mitigation measures include contributions to transportation improvements outside the plan area in both Eureka and Manila. However, these mitigation measures would not be triggered until later phases of implementation of the STMP. Potential transportation impacts of phase 1 of the STMP are not expected to be cumulatively considerable.

Mitigation Monitoring and Reporting Program

(Revised from Chapter 3 from the Final MEIR for the
Samoa Town Master Plan to be applicable to the Multi-Family Housing,
And Infrastructure Project CDP-16-064)

(Note: Measures required for Subdivision Approval are not applicable to the current project)

MITIGATION AND MONITORING REPORTING PLAN

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

This Mitigation and Monitoring Plan is included as part of the Draft Mitigated Negative Declaration for CDP-16-064. The mitigation and monitoring information has been updated from that included in chapter 3 of the Final Master EIR for the Samoa Town Master Plan.

The mitigation and monitoring program (1) designates the agency (or agencies) responsible for implementing the mitigation measure; (2) designates, under “schedule,” the point at which the mitigation measure is applied to future entitlements or approvals; and (3) specifies any monitoring reporting requirements. Please note that the section numbers in the table below correspond to the section numbers in Chapter 4 of the Final Master EIR. The lead agency has reviewed and concurs with these measures.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.1 CULTURAL (HISTORIC & PREHISTORIC) RESOURCES				
4.1.1 Potential Disturbance to Known and Unknown Archaeological Resources	4.1.1a. For all known archaeological sites not located in areas proposed for development, on-site staking of construction boundaries is required to ensure that sites are avoided during all construction activities including during access and staging phases. (Note: This measure remains unchanged from the Draft MEIR)	Property owner	Monitor during construction	Compliance monitored and reported in writing by registered professional archaeologist and Table Bluff-Wiyot Tribe Cultural Director or appointed representative; County CDS to confirm receipt of monitoring letter/report prior to certificate of occupancy for structures potentially affected.
4.1.1 Potential Disturbance to Known and Unknown Archaeological Resources	4.1.1b. For known archaeological sites that could be impacted during construction, the following mitigation measure(s) shall be implemented to reduce potentially significant to less-than-significant impacts or no impacts: 1) Adjust proposed plans to completely avoid site boundaries; OR; 2) Cap site with appropriate amount of fill and road base to a height equal to but not less than 12 inches above site surface; OR; 3) Implement archaeological data recovery procedures involving controlled excavation and analysis of material by Register of Professional Archaeologists (ROPA) eligible archaeologists, preferably trained in historical archaeology. The archaeological data recovery program must meet Research Design and Reporting standards consistent with the California Office of Historic Preservation's Preservation Bulletin Numbers 4a and 4, and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The type and nature of the data recovery phase shall be determined by the lead agency	Property owner	Prior to construction	Avoidance, capping, or archaeological testing approved in writing by registered professional archaeologist and Table Bluff-Wiyot Tribe Cultural Director or appointed representative; County Planning-Building Division to receive archaeologist's written confirmation prior to permit approval(s).

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	in consultation with ROPA eligible archaeologists and interested parties, but may include:			
	a) coring and auguring to determine site boundaries and depth;			
	b) exploratory 1 m ² or 4-5 ft ² excavation pits to obtain cross-sectional data on the site's constituents;			
	c) horizontal, open-area coverage of key archaeological features found during exploratory excavations. Open-area excavations are conducted to reveal the organization of the site including the location of the building foundations, privies, wall/fences, and discrete activity areas. These methods, combined with laboratory analyses of all recovered materials, will yield the important and historically significant information within the site, thereby effectively mitigating adverse impacts.			
	4) Future owners should also consider Deed Restrictions and Conservation Easements for protection of archaeological resources. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)			
4.1.1 Potential Disturbance to Known and Unknown Archaeological Resources	4.1.1c. Institute a thorough archaeological monitoring program. All construction activities involving the destruction or removal of present surfaces, covered or otherwise, shall be monitored for the presence of archaeological materials. A qualified archaeological monitor and a Native American monitor shall be employed during all ground-disturbing activities. If the monitors identify any archaeological sites, ground-disturbing activity shall halt while the site is evaluated by qualified archaeologists. If a previously unknown site is evaluated as potentially eligible for the California Register, then appropriate mitigation procedures shall be followed, as described in Mitigation Measure 4.1.1b. An archeological data recovery, guided by a professional archeologist, will be required as mitigation. A refined archeological monitoring	Property owner	Monitor during construction	Contracted qualified archaeologist and Native American representatives to monitor all ground disturbing constructions activities; Record and determine significance of archaeological discoveries and submit written record to County; County Planning - Building Division to verify archaeological monitoring and confirm receipt of

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	plan will be developed and implemented as mitigation, with the following components: ▪ A Sensitivity Map for prehistoric and historic archeological sites; ▪ An Historic Context that identifies related property types and significance thresholds for historic period and prehistoric archeological deposits; ▪ Treatment standards for data recovery of “discoveries”; ▪ Standards for Documentation, Reporting and Curation; ▪ Site Monitor Qualifications, roles, responsibilities and authority; ▪ Tribal Coordination with all three local Tribes having Wiyot ancestral ties; ▪ Process for refining the monitoring plan as “discoveries” is reported. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.) 4.1.1d All mitigation work shall be accompanied by a statement of non-disclosure of sites mitigation, and/or other mitigations completed by the property owner filed with the North Coast Information Center. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)			monitoring record prior to subdivision approval.
4.1.2: Demolition of Historic Resources	4.1.2d. Measures to minimize potential impacts of new development on adjacent contributing historic resources must be implemented. These shall include siting, design and screening of new buildings, consistent with Design Guidelines, including compatible building height, scale, materials, roof and wall mass and articulation. (Note: This measure remains unchanged from the Draft MEIR.)			Same as mitigation measures 4.1.3a, b, c, and/or 4.1.6d, as applicable.

SECTION 4.2 TRANSPORTATION

4.2.1: Increased Vehicle Trips	2009 MEIR Mitigation Measure 4.2.1a: S.R. 255/3rd Street: Improvements include installation of medians to allow only right-turn movements in and out of 3rd Street or future traffic signal. The proposed Master Plan shall be responsible for contributing a fair share amount towards the mitigation approach worked out with the City of Eureka and Caltrans at some point in the future. The suggested fair share amount is a plan contribution of 33 percent, which was calculated based on the critical p.m. peak hour volume of 518 vehicles generated by the Master Plan, divided by the total future volume including the Plan development (1,573 vehicles): Assuming a traffic signal, the fair share would be \$66,000 (\$200,000 x 33%). If the City determines that turn lanes shall be added to the intersection, rather than a signal, then the amount would be reduced proportional to the cost. The fair share mitigation contribution shall be provided at the time that the impact is expected to occur. Based on the analysis, the impact is expected to occur (threshold of LOS E/F) after 20 percent of the development is occupied, or approximately 160 residential units. It is suggested that the County arrange for payment of the mitigation fee in Phase 2: (The SR 255/3rd Street improvements were completed by Caltrans and the City of Eureka in 2012. Medians were installed to allow only right turn movements in and out of 3rd Street. No additional mitigation is required.)	Property owner	Stipulated as condition of subdivision approval	Bond for contribution or deposit funds prior to final subdivision map recordation; City of Eureka to verify bond or deposit.
4.2.1: Increased Vehicle Trips	2009 MEIR Mitigation Measure 4.2.1b: (Note: Not required as part of the current project phase.) S.R. 255 through Manila: Improvements to be determined by Phase II of Manila Transportation Plan. The Master Plan shall contribute its fair share towards these improvements. The suggested fair share amount is a plan contribution of 22.5 percent, which was calculated based on the critical p.m. peak hour volume of 258 vehicles generated by the	Property owner	Stipulated as condition of subdivision approval	Bond for contribution or deposit funds prior to final map recordation; City of Eureka to verify bond or deposit.

Master Plan, divided by the total future volume including the Plan development (1,147 vehicles). It is likely that S.R. 255 improvements consisting of left-turn lanes and a traffic signal or roundabout will cost approximately \$800,000. Therefore, the fair share to be paid by the applicant shall be \$180,000. The County should arrange for payment of the mitigation fee in Phase 2.

2009 MEIR Mitigation Measure 4.2.1c: (Note: Not required as part of the current project phase.) S.R. 255/New Navy Base Road: Improvements include the addition of a traffic signal or a roundabout designed according to Federal Guidelines and pursuant to Caltrans Design Bulletin 80-01. Since the impacts at the intersection would be substantially due to the plan, the plan shall provide full funding for the improvements. The traffic control enhancement would not be warranted until at least seven to 10 years approximate 25 percent of the anticipated combined development is completed from the Master Plan and the adjacent industrial waterfront, so early phases of the proposed Master Plan could be implemented without this improvement. (According to Appendix E of this SDMEIR, impacts at this intersection would be due to the Master Plan and proposed adjacent industrial waterfront development; therefore funding for these improvements should be split between these two projects.)

SECTION 4.3 UTILITIES & PUBLIC SERVICES

4.3.1: Increased Demand for Water	4.3.1a. The property owner shall form a management entity to support the provision of water, wastewater and stormwater services to the town of Samoa, subject to the approval of Humboldt County, and in compliance with applicable state law and county policy. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	County or LAFCO to approve maintenance mechanism.
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4.3.1b: To address the potential need for domestic water system upgrades necessary for implementation of the Samoa Master Plan along with other long-term development potential on the Samoa

Peninsula, the property owner shall pay a connection fee to Humboldt Bay Municipal Water District, as determined by that agency, to adequately deliver the required amount of water for the Samoa project. The fee would be based on the proportional share of the cost of system upgrades that may be necessary as a consequence of the Samoa Master Plan Project and other planned or long-term development users on the peninsula. (Note: This measure remains unchanged from the Draft MEIR.)				
4.3.2: Increased Demand for Wastewater Facilities	Same as Mitigation Measure 4.3.1a, and 4.3.2a. The treated wastewater infiltration area shall be designed and constructed to a size adequate for the projected wastewater flow rate. (Note: this measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Written confirmation from the Engineer of Record that the wastewater facilities are designed, constructed, and installed to meet RWQCB wastewater requirements; County Public Works Director to confirm receipt of letter.
4.3.3: Increased Demand for Stormwater Collection Infrastructure	Same as Mitigation Measure 4.3.1a, and 4.3.3.a The stormwater system shall be designed accounting for site-specific conditions to assure that post-development storm flows do not exceed predevelopment flows for the 100- and 10-year storm events and that in areas where storm flows are concentrated, sufficient erosion control measures are implemented. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Written confirmation from the Engineer of Record that the wastewater facilities design, construction, and installation meet stormwater requirements; County Public Works Director to confirm receipt of letter.
	4.3.3.b. All stormwater infrastructure will, at minimum, be designed to meet the performance standards recommended by the California Stormwater Quality Association's "New Development and Redevelopment" and "Commercial and Industrial" Best Management Practices Handbooks. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Same as 4.3.3a
	4.3.3c. A stormwater management plan for the plan area shall be developed and approved by the Humboldt County Public Works Department and adopted by the management entity that assumes responsibility of the plan area after construction. (Note: This measure	Property owner	Stipulated as condition of subdivision approval	County or LAFCO to approve maintenance mechanism

remains unchanged from the Draft MEIR.)

4.3.4: Increased Demand: Law Enforcement	No mitigation required.	4.3.5: Increased Demand for Fire Protection and Emergency Services	<i>Mitigation Measure 4.3.5a: Implement the Tsunami Safety Plan.</i> The plan is to include an evacuation route plan for the Master Plan Area, which shall include locations for tsunami warning devices, shall be developed, submitted, approved, and kept on file at the Samoa Peninsula Fire Department (SPFD). Key SPFD emergency services personnel shall be trained in tsunami evacuation procedures.	Property owner and SPFD Prior to first occupancy Plan prepared, approved by County, and delivered to SPFD; County CDS to approve plan, and County Sheriff's Dept. to confirm that SPFD Chief receives plan and personnel receive tsunami training.
<i>Mitigation Measure 4.3.5b: A plan for hazardous materials response and containment for the plan area shall be developed and made available to emergency response agencies, including the SPFD.</i>	Property owner and SPFD Prior to first occupancy Plan prepared and submitted to County CDS and SPFD; County Sheriff's Dept. to confirm that SPFD has received plan and personnel receive training.	<i>Mitigation Measure 4.3.5c: (Note: Not required as part of the current project phase.)</i> Construction of an emergency services vehicle storage building, located above the 30' elevation adjacent to the site of the Gibson Street Water Tank on the east corner of Gibson Street and south of Vance Avenue. The new building would contain emergency response vehicles and equipment, emergency communications equipment and backup power supply. This building would also serve as a tsunami evacuation site.	<i>Mitigation measure 4.3.5d: Prepare the Standards of Response Coverage Study and implement study recommendations.</i>	<i>Mitigation Measure 4.3.5e. (Note: Not required as part of the current project phase.)</i> Humboldt County shall enter into an agreement with the Samoa Peninsula Fire Protection District, Arcata Fire Protection District, and the City of Eureka Fire Department to establish the level of fire protection services to be provided to the Master Plan Area (to be referred to as the

Agreement for Fire Protection Services to the Samoa Town Master Plan Area), and the manner of providing and the cost of such services. The Agreement for Fire Protection Services to the Samoa Town Master Plan Area shall contain either: (1) a finding that estimated revenue to the Samoa Peninsula Fire Protection District from property taxes and the current special assessment is adequate to support the agreed upon level of level of service, or (2) a requirement that Humboldt County impose a condition on the approval on any tentative subdivision map for the Samoa Town Master Plan Area requiring that the applicant vote to approve a special assessment to augment funding for fire protection services in an amount equal to the estimated cost of providing the agreed upon level of service.				
4.3.6: Increased Demand for Solid Waste Disposal	4.3.6a. A recycling program shall be designed and implemented for the plan area	Property owner	Prior to first certificate of occupancy	Plan prepared; County Dept. of Public Health to confirm receipt of plan.
4.3 Mitigation Measure 4.3.6b: (Note: Not required as part of the current project phase.) Prior to commencement of operations, industrial and commercial users with the potential to generate large volumes of solid waste shall develop and implement waste reduction plans.				
4.3.7: Demand for Electrical and Gas Services	No mitigation required.	Property owners	Design and construction phases and ongoing	Program(s) implemented; Evidence of energy conservation Practices/programs made available to County CDS upon request.
4.3.8: Demand for Schools	No mitigation required.			

4.3.9: No mitigation required.

Demand for
Telecom-
munications

SECTION 4.4 BIOLOGICAL RESOURCES

4.4.1: Loss of Wetlands	Same as Mitigation Measure 4.5.4a (see Section 4.5) with incorporation of native riparian tree and shrub species utilized in the bio-retention design to provide cover, forage and nesting habitat for wildlife to mitigate for loss of this habitat due to modification of the wastewater treatment facility.	Property owner	Stipulated as condition of subdivision approval	Same as 4.5.4a.
	4.4.1a. To improve the functional value of the two small “man-induced” wetlands located on the log deck, adjacent developed dunes shall be restored to native landscapes; fill material should be removed, and native vegetation should be planted within the setback area to provide a vegetative screen between these wetlands and residential areas. This measure is expected to improve the quality of the habitat by increasing species diversity, and aid in the uptake and treatment of storm water runoff to improve water quality. (Note: This measure remains unchanged from the Draft MEIR.) <i>Mitigation Measure 4.4.1b:</i> <u>To mitigate for loss of willow habitat associated with the relic dune hollow in the proposed location of the single-family housing complex west of Vance Avenue, restoration of similarly degraded relic hollows, of a similar size, in the vicinity of the buried Samoa water pipeline will be restored and/or enhanced. Fill material can be removed from a similar relic hollow located west of the proposed business park (reference wetland data form 12 in the Appendices) in order to restore wetland hydrology, and additional willow vegetation may be planted to increase habitat and functional wetland values for no net loss. (Mitigation Measure 4.4.1b is removed because the referenced willow habitat will be preserved and provided a 100-foot development setback, no impact will occur).</u>	Property owner	Stipulated as condition of subdivision approval	Restoration/landscape plan submitted with subdivision, restoration done or monies bonded prior to final map recordation; County CDS to approve plan, and verify restoration activities or bond.

The following mitigation measures are taken directly from the 2009 MEIR and apply to the Samoa Town Master Plan development as a whole. Modifications to the original mitigation measures are identified in strikeout text to indicate deletions and underline to signify additions. As the current project involves only involves development of the multi-family housing and associated infrastructure improvements, none of these measures are applicable to this phase of the project.

2009 MEIR Mitigation Measure 4.4.2a: Establish a well-marked trail system to consolidate high use areas and minimize foot traffic through Environmentally Sensitive Habitat Areas west of New Navy Base Road. Existing main routes to the beach shall be utilized to the greatest extent possible. An assessment will need to be conducted to determine the least environmentally damaging alternative to biological resources prior to designating a trail system west of New Navy Base Road. Once established, access points to all bike trails and foot paths throughout the plan area are to be clearly marked with appropriate regulatory, educational, and/or interpretive signage. Erect signage and/or fencing at designated access points (trail heads).

2009 MEIR Mitigation Measure 4.4.2b: Establish for the Master Plan area a sustainable landscaping plan designed to protect existing natural resources. Assistance for developing such a plan is available from a number of resources, including the Sustainable Urban Landscape Information Series (SULIS) and the Greenscape Program, funded by the U.S. EPA.

2009 MEIR Mitigation Measure 4.4.2c: Establish a well-marked trail system to consolidate high use areas and minimize foot traffic through ESHAs west of New Navy Base Road. The existing pedestrian beach access corridor shall remain the only beach access. No vehicles shall be allowed to access the beach through this corridor.

2009 MEIR Mitigation Measure 4.4.2d: The 0.2 acres of European Beachgrass ESHA and 0.1 acres of native dune mat ESHA to be displaced associated with the development of the 1.5-acre visitor serving use area west of New Navy Base Road shall be replanted with native dune mat habitat on a 3:1 basis. This replanting shall occur west of New Navy Base Road within the confines of the area covered by Figure 4.4-1, with the decision on the specific location within this area to be at the discretion of the California Coastal Commission. Seeds or other propagule material (divisions, cuttings, etc.) from the native flora within the existing native dune mat ESHA to be removed shall be collected in late spring (or as appropriate) and spread in the replanted habitat. Exotics shall be removed by hand within the replanted habitat until such time as the new native flora has established itself. (Mitigation measure 4.4.2d is removed because European Beachgrass and native dune mat will no longer be displaced in this area).

2009 MEIR Mitigation Measure 4.4.2e: An exotic plant removal program shall be implemented within the 1.5-acre visitor serving use area and associated new parking area west of New Navy Base Road to avoid the potential for the spread of exotic plant species into adjacent ESHAs. This program shall include the removal of exotics from said area on a monthly basis for the life of the Master Plan.

2009 MEIR Mitigation Measure 4.4.2f: ESHA protection fencing shall be installed at the locations set forth in Figure 4.4-1 3.2-4 to inhibit persons and dogs from entering existing ESHA areas in the vicinity of the proposed 1.5-acre visitor serving use area west of New Navy Base Road. The fencing shall be 3-foot tall split rail fencing, and shall be maintained on a monthly basis for the life of the Master Plan.

2009 MEIR Mitigation Measure 4.4.2g: All persons with dogs

utilizing the beach areas due west of the Master Plan area shall maintain dogs on a leash in all areas of said beach (1.5-acre visitor serving use area, parking lots, day use area, beach access corridor, backdunes, foredunes), with the exception of the wave slope where dogs can be unleashed.

2009 MEIR Mitigation Measure 4.4.2h: A new botanical survey and site reconnaissance shall be undertaken in 2008 by a qualified biologist, and a new habitat map shall be prepared by the biologist which replaces Figure 4.4-1 (habitat map). The botanical survey shall be conducted during the following periods: March-April for wallflower and layia; March-July for beach layia; April-July for dark-eyed gilia; and June-October for pink sand verbena. Figure 4.4.2 (fencing plan) shall be revised accordingly, but shall be no less stringent than it occurs in the MEIR. Mitigation Measures 4.4.2d and 4.4.2f shall be expanded to cover any additional ESHA area discovered during the 2008 survey/reconnaissance and shown on the revised habitat map, but shall be no less stringent. (A Botanical Survey for the STMP Coastal Access and Visitor Use Area was conducted in 2009 to comply with mitigation measure 4.4.2h. The updated habitat map showing the revised fencing plan and proposed parking is included in Appendix C).

SECTION 4.5 HYDROLOGY, DRAINAGE AND WATER QUALITY

4.5.2: Sedimentation and Pollution of Surface Waters Due to Surface Runoff	4.5.2a. In order to assure the effectiveness of the best management practices (BMPs) implemented for the Master Plan, the following design parameters shall be applied:	Property owner	Stipulated as condition of subdivision approval	Same as for Mitigation 4.5.1a and b.
	1. The system of vegetated swales and detention basins/areas shall be designed so that flows generated during a 2-year storm event have an on-site detention time of 24 hours. 2. The concept of bio-retention shall be implemented to improve detention basin effectiveness.			
	(Note: This measure remains unchanged from the Draft MEIR.)			

SECTION 4.6 AIR QUALITY

4.6.1: Release of PM ₁₀ During Construction Activities	4.6.1a. Dust control measures: 1. During dry periods, water all earth surfaces when construction involves clearing, grading, earthmoving, and other site preparation activities. Watering shall be conducted at least twice daily. This would include unpaved roadways used during construction. 2. Use watering to control dust generation during demolition of structures or break-up of pavement. 3. Cover trucks hauling construction and demolition debris from the site. 4. Provide regular clean-up of mud and dirt carried onto paved streets from the site. (Note: this measure remains unchanged from the Draft MEIR.)	Property owner	Monitor during construction	Construction completed in compliance with mitigation measures; County Building Inspector to monitor air quality conditions during all inspections and file any non-conformance to NCUAQMD; NCUAQMD to respond to complaints.
4.6.2: Emissions of Criteria Air Pollutants from Master Plan Buildout	4.6.1b. Controls on diesel-powered construction equipment: 1. Maintain construction vehicles to maximize efficiency and minimize exhaust emissions. 2. Prohibit excessive equipment idling time (for diesel powered equipment). 3. Stage diesel-powered equipment as far as possible from residences or other sensitive receptors. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Circulation plans in compliance with mitigation measures submitted and bond secured prior to final map recordation; County Planning Division/Public Works to approve plans and verify construction or bond prior to final map recordation.

b. Existing residential streets (e.g., Vance Avenue, Sunset Avenue, Cadman Court, and Rideout Avenue) shall be designated by signage as bike routes.

2. Encourage the development of retail services that serve the plan area and reduce automobile trips to Eureka and Arcata.

(Note: This measure remains unchanged from the Draft MEIR.)

4.6.2b. For units designed for fireplaces/ wood burning appliances, limit such devices to one EPA Phase III or better device per residence to reduce emissions from wood burning appliances. All new residences shall be provided with natural gas powered heating systems. Developers should be encouraged to provide natural gas fireplaces in new residences. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Certificate of Occupancy inspections	Units designed according to mitigation measure; County Building Division to verify conformance prior to Certificate of Occupancy.
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4.6.3: Air Quality Impacts from Traffic

No mitigation required.

4.6.4: Exposure to Objectionable Odors	4.6.4a. Conduct odor analysis of wastewater treatment facility, and if necessary, include measures to minimize odor impacts on residences or other land uses that could be adversely affected. Such treatments may include aeration systems. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner or wastewater system operator	Periodic monitoring No objectionable odors detected; County Planning-Code Enforcement to respond to any complaints.
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SECTION 4.7 GEOLOGY SOIL AND RISK ASSESSMENT

4.7.1: Impacts Due to a Seismic Event	4.7.1a. Site-specific evaluations in accordance with state and local regulations shall be conducted during the engineering design process to evaluate the liquefaction potential and ground failure potential for specific construction areas. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of development / construction permit Evaluations conducted according to stipulations; County Planning-Building Division to approve designs prior to permit approval.
4.7.1b. Site specific studies completed during the engineering design process should evaluate the vertical and lateral variation in soil properties and evaluate the potential for seismically induced settlement and differential settlement. If lateral variation is identified	Property owner	Stipulated as condition of development /construction	Studies conducted according to stipulations; County Planning-Building Division to approve

and/or anticipated, foundation designs should accommodate for differential settlement. (Note: This measure remains unchanged from the Draft MEIR.)	tion permit	designs prior to permit approval.
4.7.1c. Effective engineering design of foundation elements shall be implemented based on liquefaction analysis of site soils. CDMG Special Publication 117 (SP 117) (CDMG, 1997) provides guidelines for mitigation of seismic hazards and states that the hazard assessment required for plan sites shall: (a) demonstrate that liquefaction at a proposed site poses a sufficiently low hazard as to satisfy the defined acceptable level of risk criteria, or (b) result in implementation of suitable mitigation recommendations to effectively reduce the hazard to acceptable levels (CCR Title 14, Article 10, Section 3721). Adequate mitigation for lateral spread hazards may be provided by, but not limited to, the following SP 117 guidelines: • Edge containment structures; • Removal or treatment of liquefiable soils to reduce liquefaction potential; • Modification of site geometry to reduce the risk of translational site instability; and/or • Drainage to lower groundwater table below liquefiable soils. Adequate mitigation for other liquefaction-related, localized hazards including potential bearing failure, settlements, and lateral displacements, may be provided by adhering to the following guidelines stated in SP 117: • Excavation and removal or recompaction of potentially liquefiable soils; • In-situ ground densification; • Other types of ground improvements (e.g. permeation grouting, surcharge pre-loading, etc.); • Deep foundations that have been designed to accommodate liquefaction effects;	Property owner Stipulated as condition of development / construction permit Engineering designs prepared according to stipulations; County Planning-Building Division to approve designs prior to permit approval.	

4.7.1: Impacts Due to a Seismic Event	- Reinforced shallow foundations; and/or - Design of the proposed structures or facilities to withstand predicted ground softening and/or predicted vertical and lateral ground displacements to an acceptable level of risk. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of development stipulations; / construction permit	Site designs with setbacks prepared according to stipulations; County Planning-Building Division to approve designs prior to permit approval.
	4.7.1d. Where appropriate, impose localized lateral spreading setback distances for structures from any native or fill slope free faces. (Note: This measure remains unchanged from the Draft MEIR.)			
	4.7.1e. Effective engineering design of foundation elements shall be implemented based on settlement and differential settlement analysis of site soils. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of development stipulations; / construction permit	Engineering designs prepared according to stipulations; County Planning-Building Division to approve designs prior to permit approval.
	4.7.1f. All structures shall be constructed to comply with Zone 4 requirements using the latest edition of the California Building Code and it may be appropriate to exceed the requirements to minimize potential damage from ground shaking. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of development stipulations; / construction permit	Site designs prepared according to stipulations; County Planning-Building Division to approve designs prior to permit approval.
	4.7.1g. Foundation and building structural design shall be performed by a Structural Engineer licensed in the State of California to ensure that strengthening and reinforcement measures are incorporated into building designs. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of development stipulations; / construction permit	Site designs prepared according to stipulations; County Planning-Building Division to approve designs prior to permit approval.
	4.7.1h. Strengthening structural foundations and applying safety measures for natural gas utilities shall be implemented. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Certificate of Occupancy	Safety measures implemented as stipulated; County

		inspections	Building Division to confirm compliance prior to Certificate of Occupancy.
4.7.2: Primary and Secondary Tsunami Impacts	4.7.2a. A Tsunami Safety Plan shall be implemented. A Tsunami Safety Plan will be submitted to the County as a condition of subdivision approval. ▪ The Tsunami Safety Plan, including designated routes will also include information on tsunami warning devices and techniques and a public information and education program targeted at Samoa residents and visitors. ▪ The applicant will submit a proportional share of the fee towards a fund for the installation and maintenance of a warning siren in the town of Samoa. (If warning siren funding becomes available prior to the collection of sufficient funds from each newly proposed residence, the fund can be used for tsunami education, identification of evacuation routes, signage and subsidized weather radios to Samoa residents) (Note: Language removed from this measure in the Recirculation Draft 2 MEIR has been omitted.)	Property owner at time of project approval	Stipulated as condition of subdivision approval
4.7.2: Primary and Secondary Tsunami Impacts	4.7.2b. Prohibit use of the proposed water tower for vertical evacuation because of its proximity to the commercial gas station and the potential for a fire hazard that could cut off access to higher ground. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval
4.7.2: Primary and Secondary Tsunami Impacts	4.7.2c. A tsunami evacuation route and plan for the plan areas shall be developed, submitted, and approved by the County and kept on file at the Samoa Peninsula Fire Department in the Samoa Block Building. The plan shall include information on tsunami warning devices and techniques (e.g. fire department sirens, etc.) and a public information and education program targeted at Samoa residents. The applicant shall be required to submit a proportional share of the fee towards a fund for the installation and maintenance of a warning siren in the town of Samoa. This fund shall be administered by the County of	Property owner at time of project approval	Stipulated as condition of subdivision approval

Humboldt, Office of Emergency Services and the National Weather Service. If funding for a warning siren becomes available prior to the collection of sufficient funds from each newly proposed residence, the fund can be used for tsunami education, identification of evacuation routes, signage and subsidized weather radios to residents of Samoa. (Note: Language removed from this measure in the Recirculation Draft 2 MEIR has been omitted.)				
4.7.2: Primary and Secondary Tsunami Impacts	4.7.2d. Single family occupancy will be restricted to areas where the lowest habitable floor will be at an elevation 30 feet msl (Note: Language removed from this measure in the Recirculation Draft 2 MEIR has been omitted.)	Property owner at time of project	Stipulated as condition of subdivision approval	Vegetation Plan submitted with subdivision map; County Planning to approve plan prior to subdivision approval.
	4.7.2e. For proposed Public Facilities areas, it is recommended that critical facilities be constructed above elevation 26-feet because they are centers of population concentrations and/or may be necessary for first response. Critical facilities located between elevations 26 and 30 feet should be designed and constructed to resist tsunami forces. Emergency vehicles shall be parked above elevation 30 feet to reduce the potential for damage to first response vehicles. (Note: this measure remains unchanged from the Draft MEIR. In addition, the following language is added to this measure.) Multi-family occupancy will be restricted to areas where the lowest habitable floor will be at an elevation 30 feet msl. Any buildings first floor elevations below that can be used for non-residential use such as parking. Residential use could occur on upper floors.	Property owner at time of project	Stipulated as condition of development / construction permit	Critical facilities constructed as required; County Building Division to approve construction prior to subdivision approval.
	4.7.2f. For proposed public and critical facilities, it is recommended that they be constructed above elevation 40 feet because they are centers of population concentrations and/or may be necessary for first response and recovery. Preservation or enhancement of eco-system features to reduce tsunami wave effects. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)			
4.7.2: Primary and Secondary	Preservation or enhancement of eco-system features to reduce tsunami wave effects	Property owner at time of	Stipulated as condition of development	Critical facilities constructed as required;

Tsunami Impacts	<i>Dune Preservation</i> 4.7.2g. Designated pathways and trails to Samoa Beach will be constructed in order to avoid creation of non-designated trails. This measure will be stipulated as a condition of subdivision approval. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)	project	/ construction permit	County Building Division to approve construction prior to subdivision approval.
	4.7.2h. Interpretation signage at the parking areas to inform recreation users of sensitive biological resources in the plan area. This measure will be stipulated at a condition of subdivision approval. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)			
	<i>Vegetation</i>			
	4.7.2i. Preservation and enhancement of vegetation in dune areas adjacent to New Navy Base Road and elsewhere will strengthen existing dunes and reduce likelihood of degradation. Plantings will both reduce effects of tsunami while contributing to soil stabilization. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)			
	4.7.2j. For proposed Natural Resource and Public Recreation areas, a vegetative planting plan will be developed to reduce the potential for mobilizing large woody debris that could impact structures below the 26 foot elevation. Planting of deep rooted species such as shore pine and shrubs instead of Eucalyptus tress (which are very brittle) in these areas would reduce potential impacts. Also, some species are highly flammable, including Eucalyptus. Removal of “danger” species within the plan area is recommended. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)			
	<i>Wetlands</i>			
	4.7.2k. Existing wetlands on the site will be expanded. To improve the functional value of the two small wetlands, adjacent developed dunes will be restored to native landscapes, fill material will be removed and native vegetations will be planted within the setback area. (Note: This measure remains unchanged from the Recirculation			

Draft 2 MEIR.)				
4.7.3: Potential Landslides, Soil Instability, and Soil Erosion	4.7.3a. If significant cuts and fills or additional loading are planned, then appropriate, site-specific measures shall be implemented in order to prevent slope instabilities resulting from the construction of structures and/or roads. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Permit approval; County Building Division to approve plans and construction prior to subdivision approval.
	4.7.3b. If expansive soils are encountered during construction of structures and/or roads, then appropriate design measures shall be designated by a licensed geotechnical engineer or designee. (Note: This measure remains unchanged from the Draft MEIR.)			
	4.7.3c. A temporary erosion and sedimentation control plan shall be developed during the engineering design process and implemented during construction. Long term erosion and sedimentation control should be addressed in the landscape plan. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Short-term plan prepared and implemented, and long-term plan (landscape plan) prepared. Plans approved by County CDS prior to subdivision approval.
	4.7.3d. During structure and/or road construction of plan improvements, sediment should be prevented from entering wetlands by initiating standard erosion control practices. These practices may include installation of sediment barriers and implementation of an erosion control program as required for construction sites by the state Water Resources Control Board. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Building inspections and compliance as a condition of subdivision approval	Prepare and implement erosion control program; County Building Inspector to verify implementation of erosion control practices during all inspections and confirm compliance prior to subdivision approval.
SECTION 4.8 LAND USE				
4.8.1 Divide a community	No mitigation required.			
4.8.3 Plan Conflict	No mitigation required			

SECTION 4.9 AESTHETICS AND VISUAL RESOURCES

4.9.1: Effects on the Visual Character or Visual Quality of the Site Or Its Surroundings	4.9.1a. Visual screening shall be used as a buffer to separate residential uses from and non-residential uses. Also any new development that is not compatible in size (mass), architectural style, or layout (e.g. setbacks from street, density, orientation, etc.) with adjacent use(s) shall have visual screening to minimize impacts to the adjoining visual quality. Visual screening can be provided by landscape screening and shall be contiguous to achieve maximum visual continuity and visual separation from existing qualities.	Property owner	Stipulated as condition of subdivision approval	Visual screening installed; County Planning-Building Division to confirm installation prior to subdivision approval.
Screening to visually separate existing and Master Plan new development shall include:	• Visual separation between the existing town, existing historic resources, and new residential development. • Visual separation between residential and non-residential uses, including visual screening along Vance Avenue. • Visual screening by retaining existing vegetation along the north end of Samoa Park to minimize visual impacts with nearby historic resources. • Visual screening by retaining existing vegetation and landscaping west of Vance Avenue opposite Samoa Park, in the area proposed for new vacation rental units to minimize visual impacts with nearby historic resources; • Existing Monterey Cypress trees located between the proposed soccer arena and Samoa Cookhouse shall be retained to screen proposed new soccer buildings and structures from adjacent historic resources. Site design and visual screening shall be required between the proposed RV Park and adjacent land uses in the Samoa Cookhouse area shall be employed to minimize impacts. Visual screening and open space areas between proposed new single family housing areas, vacation rental housing units, and existing residences on Sunset Avenue, Rideout Road, and			

Sanda Court.

- The design, siting, height and scale of new housing, visitor serving uses, and site development shall be visually compatible with existing housing areas on Sunset Avenue, Rideout Road, and Sanda Court and comply with Design Guidelines. New development shall be consistent with Design Guidelines and building regulations required for tsunami safety. Visual screening between proposed new single family housing areas and historic houses.

(Note: Language has been added in the Recirculation Draft 3 MEIR.)

4.9.1b. Areas not occupied by buildings, parking, walkways, bikeways, or other associated residential or commercial activities shall be fully and permanently landscaped with live plant materials and shall be permanently maintained. (Note: This measure remains unchanged from the Draft MEIR.)		Property owner at time of project approval	Stipulated as condition of subdivision approval	Landscape plan approved, landscaping installed; County Planning to approve plan prior to subdivision approval.
4.9.1c. All pedestrian/bike linkages and commercial/business parking lots shall consist of attractive hardscape and landscape. (Note: This measure remains unchanged from the Draft MEIR.)		Property owner	Stipulated as condition of subdivision approval	Hardscapes /landscapes installed; County Planning to approve landscape plan and Building Division to confirm compliance prior to map recordation.
4.9.1d. All building façades shall be broken down to small scale and given individual design character compatible with the existing historic architectural style of the town. (Note: This measure remains unchanged from the Draft MEIR.)		Property owner	Stipulated as condition of Coastal Development Permit (CDP) approval	Building permit; County Planning to approve design and Building Division to confirm compliance prior to permit approval.
4.9.2: Effects on a Scenic Vista or Viewshed	4.9.2a. Visual screening shall be used as a buffer to protect the views from across the bay. Structures that are incompatible in height and/or mass compared to the existing view shall have visual screening to minimize impacts to the existing visual quality. Visual screening can	Property owner	Stipulated as condition of subdivision approval	Final map recordation and/or permit approval; County Planning to

	be provided by landscape screening and shall be contiguous to achieve maximum visual continuity. New structures and development shall conform to design guidelines and standards and design review. (Note: This measure remains unchanged from the Draft MEIR.)		approve landscape plan and Building Division to confirm compliance prior to subdivision approval.
4.9.2b.	Landscape plantings, including native trees such as shore pine, shall be installed along New Navy Base Road and along roadways as shown in the Illustrative Master Plan. Landscape plans and design shall be consistent with Design Guidelines and standards. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Landscaping installed and maintained; County Planning to approve landscape plan and Building Division to confirm compliance prior to final map recordation.
4.9.3: Creation of New Sources of Substantial Light or Glare	4.9.3a: Exterior lighting, whether installed for security, safety, signage, or landscape design purposes, shall be shielded and/or positioned in a manner that broadcasts light downward and that will not shine light or allow light glare to exceed the boundaries of the lot, or subsequent subdivision parcel, on which it is placed. Exterior lighting, consistent with design guidelines and standards, shall be designed to use the lowest intensity lamp/wattage compatible with safety. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of CDP approval Permit approval; County Building Division to confirm compliance prior to permit approval.
	4.9.3b. Buildings shall be constructed with non-glare exterior, and consistent with design guidelines and standards. (Note: This measure remains unchanged from the Draft MEIR.)		
	4.9.3c. Non reflective surfaces and materials of new development and uses shall be used to limit potential glare impacts.		
SECTION 4.10 NOISE			
4.10.1: Construction Noise	4.10.1a. Implement standard construction controls: - Limit construction to the hours of 7:00 AM to 7:00 PM on weekdays, and 9:00 AM to 5:00 PM on Saturdays, with no noise-generating construction on Sundays or holidays. - Equip all internal combustion engine-driven equipment with appropriate mufflers in good condition.	Property owner	Stipulated as condition of subdivision approval and monitoring Construction noise controls implemented and monitored until construction complete; County Building Inspector verifies

4.10.3: Traffic Noise Impacts	- Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. - Locate stationary noise-generating equipment as far as possible from sensitive receptors adjoining or near construction areas. - Prohibit unnecessary idling of internal combustion engine. - When construction occurs within 200 feet of noise-sensitive uses, designate a “noise disturbance coordinator” who would be responsible for responding to local. (Note: This measure remains unchanged from the Draft MEIR.)	during construction compliance during all site inspections.
SECTION 4.11 POPULATION AND HOUSING		
4.11.1: Population Growth	No mitigation required.	
4.11.2: Displace Housing or People	No mitigation required.	
SECTION 4.12 PUBLIC HEALTH, HAZARDS, AND HAZARDOUS MATERIALS		
4.12.1: Human Exposure to Hazardous Materials	Not applicable to the current project.	
SECTION 4.13 RECREATION & OPEN SPACE		
4.13.1: Changes in On-site Recreation	<i>Mitigation Measure 4.13.1a. (Note: Not required as part of the current project phase.)</i> Signage and, where necessary, fencing should be incorporated into the Master Plan design to limit intrusion into	Property owner Stipulated as condition of subdivision approval Signage and fencing construction installed as stipulated;

Facilities	sensitive biological resource areas (ESHAs) or wastewater treatment areas. Signage shall educate visitors and residents about sensitive resources that occur in the Master Plan area.	County Building Division to approve installation prior to final map.
<i>Mitigation Measure 4.13.1b. (Note: Not required as part of the current project phase.)</i> Designated pathways and trails to Samoa Beach shall be constructed in order to avoid the creation of non-designated trails. The location and construction of bicycle and pedestrian trails and routes within the Master Plan area shall meet County standards for safety and design, and comply with Design Guidelines. Signage, including trail markers, directional signage, maps, and identifying trail and bicycle routes shall be provided to meet County standards and Design Guidelines. <i>Mitigation Measure 4.13.1c.</i> (Mitigation Measure 4.13.1c is not applicable as it referred to a RV Park that was proposed to the easement New Navy Base Road and south of Sunset Avenue in a prior Master Plan version. The RV Park land use has been removed from this location in the September 2007 Master Plan).		
	Property owner	Stipulated as condition of subdivision approval
		Pathways and trails constructed as stipulated; County Building Division to approve construction prior to final map.

ATTACHMENT 5
Referral Agency Comments and Recommendation

All referral agencies that the proposed project was sent to for review and comment are listed below. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection	✓	Recommend conditional approval		✓
Public Works, the Land Use Division	✓	CUP does not affect any DPW facilities; recommendations for Vance Avenue	✓	
County Division of Environmental Health	✓	Recommend Approval		✓
City of Eureka	✓	Recommend Approval		✓
Humboldt Bay Municipal Water District				
North Coast Unified Air Quality District	✓	Recommend Approval		✓
Regional Water Quality Control Board				
Ca. Dept. Fish and Game				
California Coastal Commission	✓	Recommended conditions		✓
Manila Community Services District				