

Table 3.1 Draft Mitigation Monitoring Plan

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 archeologist 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 archeologists, 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 archeologist and Table Bluff-Wiyot Tribe Cultural Director or appointed representative; County Planning–Building Division to receive archeologist's written confirmation prior to permit approval(s).

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	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 m² or 4-5 ft² 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.	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;
	An archeological data recovery, guided by a professional archeologist, will be required as mitigation. A refined archeological monitoring			County Planning - Building Division to verify archaeological monitoring and confirm receipt of

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	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	4.1.2a: Any contributing historical structure shall be assessed for its relative importance and its current conditions for rehabilitation. Consideration shall be given to reasonable preservation alternatives that do not create an economic hardship within the overall Samoa Master Plan effort. Economic hardship can be defined as, the cost of restoration or rehabilitation work outweighs the value of the structure. These alternatives will include the review of the building’s reconstruction and an appropriate use compatible with the Samoa Master Plan directives. Rehabilitation shall be carried out consistent with Design Guidelines and mitigation measures 4.1.3a-b and 4.1.5a-c shall be followed.			Same as mitigation measures 4.1.3a, b, c, and/or 4.1.6d, as applicable.

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	Historic American Building Survey standards for documenting contributing resources will be employed prior to demolition of a contributing resource. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/ omitted.) 4.1.2b. While not proposed as part of the Master Plan, future owners should consider conservation easements to protect facades and property tax reductions as a preservation alternatives prior to demolition of a historic resource. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.) 4.1.2c. Demolition of the Fireman’s Hall must be preceded by preparation of a Historic American Building Survey (HABS) Report to the standards set out by the Secretary of the Interior, for a permanent record of the building and its history. (Note: This measure remains unchanged from the Draft MEIR.) 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.) 4.1.2e. Site the soccer arena building or parking structures to be sited in such a way that the row of cypress trees can be retained and that proposed buildings will be subordinate to the Samoa Cookhouse and other contributing structures. (Note: This measure remains unchanged from the Draft MEIR.) 4.1.2f: The SDRC has the authority to review applications to			

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	demolish a structure and determine whether a unique situation for demolition exists, per the Design Guidelines and County Ordinance. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)			
	4.1.2g. Prior to the demolition of the fireman's hall the following shall occur: • Photo-documentation using the Historic American Building Survey (HABS) or alternative standards, • Documentation shall be organized for use as an educational exhibit, archival collection retrieval oral history documentation, or interpretive programs for public use, • Salvage of building elements for appropriate use in other areas of the Master Plan, The impact remains significant. Under CEQA, determination of a significant and unavoidable impact will require a statement of overriding consideration. In determining potential significance of impacts, it was determined that alternatives to demolition, that would reduce or minimize potential impacts (to a less than significant level), were considered, and determined to be infeasible due to cost and condition.			
4.1.3: Rehabilitation of Existing Structures	4.1.3a. <i>The Secretary of the Interior's Standards for Rehabilitation</i> shall be incorporated into the Design Guidelines to guide all remodeling or refurbishment work to existing buildings that have been defined as contributing resources (see Historic Resources Technical Report, on file at the County) within the Master Plan Area. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.) 4.1.3b. Employ either: (1) a qualified Historic Architect (must meet Secretary of the Interiors Standards for Archaeology and Historic Preservation Professional Qualification Standards, see http://www.cr.nps.gov/local-law/arch_stnds_9.htm), or (2) a qualified	Property owner	Prior to and during construction	Qualified historic architect or professional contractor as described in 4.1.3b to confirm, in writing, compliance with standards; County CDS to confirm receipt of written confirmation prior to subdivision approval.

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	professional contractor with experience both in rehabilitation of historic buildings and historic preservation education to oversee rehabilitation work and to train construction staff in implementation of the Design Guidelines, which shall be based on Secretary of the Interior's Standards. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)			
4.1.4: Conversion of Historic Buildings to New Uses	4.1.4a. Conversion of residences to non-residential uses, shall comply with Design Guidelines; and Same as mitigation measure 4.1.3b (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)			<i>Same as mitigation measures 4.1.3a and b as applicable.</i>
4.1.5: Relocation of Historic Buildings or Structures	4.1.5a. (Note: This measure has been deleted.)			
	4.1.5b. Creation of a neighborhood comprised of relocated historic structures shall be avoided. Relocated buildings shall be sited within existing groupings of similar date and purpose (e.g. a residence built in 1920 shall be relocated within an area of similar era buildings). (Note: This mitigation measure remains unchanged from the Draft MEIR)	Property owner	Stipulated as conditions of subdivision approval and/or building permit	Qualified historic architect reviews relocation plan, relocation sites shown on final map, and houses relocated or relocation monies bonded; County CDS-Building Division to verify appropriate relocation siting prior to permit approval, and County Planning to verify bond (if still necessary) prior to final map recordation.
4.1.5: Relocation of	4.1.5c. Prior to the relocation of any other buildings within the Master Plan Area, plans shall be reviewed and approved by a qualified Historic Architect, and the SDRC (per the Design Guidelines and	Property owner	Building relocations shown on	Building relocation sites approved (in writing) by

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Historic Buildings or Structures	County Ordinance) and conform to Design Guidelines, based on the Secretary of the Interior Standards for Archaeology and Historic Preservation. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)		subdivision map	qualified historic architect; County CDS confirms written approval prior to subdivision approval.
4.1.6: Construction of New Housing within the Area of Historic Resources	4.1.6a. All new construction within the boundaries of the Master Plan area shall be in accordance with Design Guidelines. The amount of new construction within the boundaries shall not overwhelm historic resources. New construction must be placed in such a way that historic viewsheds and corridors are preserved. New construction shall be compatible with historic resources, but shall not give a false sense of history. Secretary of the Interior's Standards for Rehabilitation Standard #9 states: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (National Park Service 1995). This standard, which would be included into Design Guidelines, expresses the idea that new construction in a historic neighborhood shall look new; that is, it shall not create a false impression of age, but would be compatible in design to its historic neighbors. A visitor to Samoa ought to be able to tell which buildings are old and which are new, although the new buildings would use design elements of the old to create a compatible feeling. Residential building types, including multi-unit housing, which historically have not been utilized in Samoa, shall be sited in locations that are compatible with the areas of existing historic housing and shall conform to Design Guidelines.	Property owner	Stipulated as condition of building permit	Drawings prepared or approved by historic architect according to stipulations; County Planning verifies historic architect's drawings/approval prior to building permit approval.

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	(Note: This mitigation measure remains unchanged from the Draft MEIR)			
4.1.6: Construction of New Housing within the Area of Historic Resources	4.1.6b. New single-family residences must meet Design Guidelines for new construction in areas of historic resources and be compatible in materials, features, size, scale and proportion, and massing with nearby historic residences. New single-family residences adjacent to Vance Avenue, in the historic area, shall be landscaped and/or fenced, consistent with the Design Guidelines, to differentiate them from the historic structures, while maintaining the open characteristics of the town. In addition, if any of the adjacent water tower foundations are demolished to facilitate construction of the residence, the foundation shall be documented by a qualified archaeologist. (Note: This measure remains unchanged from the Draft MEIR)	Property owner	Stipulated as condition of building permit	Building plans prepared or approved by historic architect according to stipulations; County Planning verifies historic architect's plans/approval prior to building permit approval.
	4.1.6c. The three residential lots proposed on the roadway to 200 Vance Avenue shall be sited and screened with plantings so that they are not visible from Vance Avenue and minimally visible from the existing residence at 200 Vance Avenue. Architectural features of the residences shall be compatible with 200 Vance in materials, features, size, scale and proportion, and massing. Any new bridge constructed on the site shall be compatible with the historic bridge in materials, features, size, scale and proportion, and massing. (Note: Language removed from this measure in the Recirculation Draft 2 MEIR has been omitted.)	Property owner	Stipulated as condition of building permit	Building plans prepared or approved by historic architect County approves plans prior to permit approval.
	(Note: Language removed from this measure in the Recirculation Draft 2 MEIR has been omitted.)			
	4.1.6d. (Note: This measure has been deleted.)			
4.1.7: Construction of New Non-Residential Buildings within the	4.1.7a. Measures for decreasing potential impacts related to construction of the indoor soccer arena complex shall include: The design, size and layout of the indoor soccer arena shall be compatible with its surrounding land uses and consistent with Design Guidelines. The soccer arena and parking lot shall be designated,	Property owner	Stipulated as condition of building permit	Building plans prepared or approved by historic architect according to stipulations; County Planning confirms design approval prior to

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area of Historic Resources	sited, and landscaped in accordance with Design Guidelines to minimize visual impacts on surrounding land uses or shall be located in another section of the Plan Area, outside Old Town Samoa. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)			building permit approval.
	4.1.7b. In the Samoa Downtown, the renovation of the gas station, and existing buildings around the Samoa Block, proposed new commercial building near the carpenters shop, the emergency services vehicle storage building, and the post office expansion shall be designed to be compatible with the Samoa's commercial characteristics. This should be accomplished by using existing documentary evidence through 1940's period of significance as a basis for the new design. The gas station is to be compatible with the original in materials, design features, size, scale and proportion, and massing, and shall comply with Design Guidelines. New construction and renovations of existing structures shall be designed to avoid creating a false impression of history. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.)	Property owner	Stipulated as condition of building permit	Building plans prepared or approved by historic architect according to stipulations; County Planning confirms design approval prior to building permit approval.
	4.1.7: Construction of New Non-Residential Bldgs within area of Historic Resources	Property owner	Stipulated as condition of building permit	Building plans prepared or approved by historic architect according to stipulations; County Planning confirms design approval prior to building permit approval.
	4.1.7d. The proposed mini-storage facility shall adhere to one of the following: 1. Relocate and re-use the historic row garages from the playing/ soccer field and along Vance Avenue near the Samoa Cookhouse, rehabilitating the buildings in accordance with Design Guidelines ; OR 2. If a historic architect determines the historic shared garages cannot	Property owner	Stipulated as condition of building permit	Building plans prepared or approved by historic architect according to stipulations; County Planning confirms design approval prior to building permit approval.

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	be relocated, as much of the exterior building materials as is feasible shall be salvaged and re-used in the construction of the mini-storage facility; OR If the historic shared garages are not relocated or dismantled, new storage buildings shall be designed to be compatible with the historic shared garages in accordance with Design Guidelines. (Note: This mitigation measure remains unchanged from the Draft MEIR)			
4.1.8: Alterations to Landscape Features within the area of Historic Resources	4.1.8a. As described in the National Park Service publication, Preservation Brief #36: Protecting Cultural Landscapes, cultural landscapes shall be incorporated into the preservation planning process and landscapes shall also be addressed in the Design Guidelines and maintenance plan. The primary reference is the Secretary of the Interiors Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Historic Properties with Guidelines for the Treatment of Historic Landscapes. New or expanded parking lots and parking facilities within the Master Plan area shall comply with Design Guidelines, based on the Secretary of the Interior's recommendations for new construction in historic areas: ▪ Historic resources may be relocated to allow for parking lots, but relocation must be reviewed as described in Mitigation Measure 4.1.5d; ▪ Appropriate landscaping screens or appropriate fences and/or structures will be used to minimize visual impacts of parking lots. ▪ Landscape and recreational areas shall include design elements, such as board walkways, stairs, rails, and fences, that are consistent with the cultural landscape character identified in Samoa. ▪ Garages or other parking facilities shall be differentiated from the old garages and shall use materials compatible with features, size, scale and proportion, and massing, seen in Samoa's historic garages. Gravel or chip, decomposed granite, or pea gravel are appropriate alternatives for parking surfaces consistent with	County of Humboldt	Prior to final map recordation	County to approve Design Guidelines prior to final map recordation.

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	Design Guidelines ▪ Covered parking, constructed within the potential area for a historic district shall be in compliance with Design Guidelines. Utility poles not to be retained due to safety issues shall be photo documented by a qualified person on a Building Structure and Object Record in accordance with Design Guidelines recommendations for new construction in the Master Plan area. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.)			
4.1.8: Alterations to Landscape Features within the area of Historic Resources	4.1.8b. The design of the proposed town square north of the Samoa Block must be based on documentary evidence of historic resources and where applicable, shall comply with Design Guidelines. The square shall be compatible in design, layout, materials, features, size, scale and proportion, and massing, with surrounding historic buildings and resources. Historic photos shall be used as a guide in the design. The use of faux historic landscape features shall be avoided. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.)	Property owner	Stipulated as condition of subdivision approval	Landscape plans prepared or approved by historic architect according to stipulations and landscaping constructed or bonded; County Planning to approve landscape plan and verify implementation or bond prior to final map.
	4.1.8c. The Gibson Street water tower may be reconstructed using photos as documentary evidence to ensure faithful replication. Reconstruction differs from rehabilitation in that it seeks to duplicate a historic resource that has been destroyed. Reconstruction generally requires exacting faithfulness to the original design. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.)	Property owner	Stipulated as condition of building permit	Building plans prepared or approved by historic architect according to stipulations; County Planning-Building Division confirms design approval prior to building permit approval.
	4.1.8d. The north of Gibson Street shall be compatible with cultural landscape design found in the surrounding area Samoa Park. The design of the adjacent bus shelter on Vance Avenue shall reference the design of the historic bus shelter located in Samoa Park. Any interpretive facilities in the Samoa Block area shall distinguish new from old and to help relate some of the historic context that was lost to past demolitions or will be altered by the addition of new features.	Property owner	Stipulated as condition of subdivision approval	Landscape plans prepared or approved by historic architect according to stipulations, and landscaping constructed or bonded; County Planning to approve landscape plan and verify

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	(Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.)			
4.1.8: Alterations to Landscape Features within the area of Historic Resources	4.1.8e. Provide a simple grassy area as a neutral element within the Samoa town center area, without faux historic landscape features. Interpretive display shall be provided per Design Guidelines. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)	Property owner	Stipulated as condition of building permit	Plans prepared or approved by historic architect according to stipulations; County Planning-Building Division confirms design approval prior to building permit approval.
	4.1.8f. Within the Master Plan area, existing circulation patterns including roads, paths, drives, trails and walks shall be maintained. They may be stabilized protected, restored, or reconstructed as described in the Design Guidelines. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)	Property owner	Stipulated as condition of subdivision approval	Circulation Plans prepared or approved by historic architect according to stipulations; County Planning to approve roadway plans prior to final map recordation.
	4.1.8g. Within the Master Plan area, sidewalks may include the use of materials consistent with Design Guidelines, including the use of wood planks, in conjunction with more contemporary sidewalk materials, as consistent with surrounding historic resources. Sidewalks may be stabilized, protected, restored, or reconstructed as described in the Design Guidelines. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)	Property owner	Stipulated as condition of subdivision approval	Circulation Plans prepared or approved by historic architect according to stipulations; County Planning to approve roadway plans prior to final map recordation.
	4.1.8h. Within the Master Plan area, bike trails and pathways should be designed and constructed using materials compatible with historic resources, public safety, and consistent with Design Guidelines. Trails and pathways may be stabilized, protected, or resurfaced as described in the Design Guidelines. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Landscape Plans prepared or approved by historic architect according to stipulations showing trails and pathways submitted with subdivision map; County Planning to approve landscape plan prior to final

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4.1.8: Alterations to Landscape Features within the Potential Historic District	4.1.8i. Within the plan area, all signage shall be of an appropriate size, materials, and form that is compatible with historic resources and consistent with Design Guidelines. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Landscape Plans prepared or approved by historic architect according to stipulations showing signage submitted with subdivision map; County Planning to approve landscape plan prior to final map recordation.
	4.1.8j. Within the Master Plan area, plantings, and landscape design and materials shall be compatible with those historically found in the town of Samoa. These fall into two categories, the formal designed landscape and the informal vernacular garden. Landscape plantings and design shall be consistent with Design Guidelines. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Landscape plan showing plantings submitted with subdivision map; County Planning to approve landscape plan prior to final map recordation.
	4.1.8k. Within the Master Plan area, new fencing shall be compatible with fences historically found in the town of Samoa. Generally, fences should be either low picket fences, or of an appropriate design, material and treatment consistent with Design Guidelines. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Landscape Plans prepared or approved by historic architect according to stipulations showing fencing submitted with subdivision map; County Planning to approve landscape plan prior to final map recordation.

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4.1.8: Alterations to Landscape Features within the Potential Historic District	4.1.8I. Within the Master Plan area, original landscape elements such as retaining walls and embankments features shall be retained whenever possible. Where repairs, reinforcement or replacement are necessary, the retaining walls and embankments shall be constructed of materials, such as wood, that is compatible with historic resources and consistent with Design Guidelines. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of building permit	Building plan design(s) prepared or approved by historic architect according to stipulations; County Planning-Building Division to approve design(s) prior to building permit issuance.
4.1.9: Transformation of Character & Purpose of Historic Town	4.1.9a. Interpretive materials, displays, or exhibits shall be incorporated into Samoa's public spaces, including an interpretive center to promote awareness and appreciation of the town's history, encourage preservation of historical and cultural resources, attract new residents who appreciate the historical resources and setting, and enhance the visitor experience. (Note: This mitigation measure remains unchanged from the Draft MEIR)	Property owner	Stipulated as condition of subdivision approval	Interpretive plan prepared according to stipulations; County Planning to approve plan prior to final map recordation.
	4.1.9b. Develop an oral history project to document the life of the people in the community during the historic period of the company town, the workers and their families, their social and cultural events, and other activities. Many of the long-term residents, descended from lumber company workers, and former employees of the company, may reside locally and are still of an age where oral history documentation could be obtained. A community-oriented oral history project could be invaluable for heritage tourism planning and economic development, as well as historians and all residents of this region. Oral history projects will follow current guidelines and practices for collecting folklore and oral history accepted by the Oral History Association, see http://www.dickinson.edu/oha . These may include the <i>Smithsonian Folklife and Oral History Interviewing Guide</i> , published by the Smithsonian, Center for Folklife and Cultural Heritage, see http://www.folklife.si.edu or the <i>Legacy</i> program of the Library of Congress. At the same time, an archival retrieval program, based in models, such as the Los Angeles Public Library sponsored program, "Shades of L.A., or State Library "Shades of California,"	Property owner	Stipulated as condition of subdivision approval	Oral history project implemented at time final map is submitted; County Planning to verify oral history record prior to final map recordation. Materials will be deposited in the Humboldt State University Archive to supplement the architectural and engineering documents on Samoa already in the collection.

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	could collect new materials in Samoa from those individuals and residents who are interviewed. Professional Qualifications: The documentation is to be conducted by a qualified consultant meeting the professional qualification standards of the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (Note: This measure remains unchanged from the Draft MEIR.)			
4.1.9: Transformation of Character & Purpose of Historic Town	4.1.9c. Original documentation pertaining to the company town history, including photographs, books and records, architectural drawings, and/or audio or video shall be donated to the Humboldt Room at Humboldt State University Library. The collection shall be included as a resource in developing the Design Guidelines for Samoa and referenced for other development projects. Sufficient funds for processing shall be provided to ensure public access. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Original documentation donated to HSU Library as stipulated, and funds paid or bonded; County Planning to verify donations made to HSU Library prior to final map recordation.
4.1.10: Subdivision of Town and Sale to Individual Owners	4.1.10a. To protect the plan area from inappropriate alterations and loss of significant features, a D Combining Zone will be added in Samoa. The D Combining Zone provides an additional level of zoning control over the underlying zoning. The D Combining Zone shall regulate demolition, alterations to existing buildings, and new construction. Such an overlay zone is linked to Design Guidelines. Development applications subject to the Design Guidelines will be reviewed by the Samoa Design Review Committee (SDRC). The SDRC would make a recommendation to the Humboldt County Planning Commission or the Community Development Director for applications subject to discretionary review, prior to action on an application. The Design Guidelines address new additions and adjacent or related new construction in the Master Plan Area. These types of projects shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The Design Guidelines contain a clear set of standards specially tailored to the type and character of	County of Humboldt	Prior to final map recordation	County to apply Design Review Zone and institute oversight committee prior to final map recordation; County to require development and adoption of Design Guidelines for the Design Review Zone; County to approve Design Guidelines prior to final map recordation.

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	resources found in a given area, to provide the SDRC as well as property owners with the information they need to implement the Secretary of the Interior's Standards. (Note: This measure remains unchanged from the Draft MEIR.)			
4.1.10: Subdivision of Town and Sale to Individual Owners	4.1.10b. Incentives and awareness are important factors in encouraging long-term conservation of historical resources. Property owners within the D Combining Zone shall be provided with information about historic preservation incentives, including the State Historic Building Code and various tax credit programs. Property owners shall receive a summary in pamphlet or brochure form of the Design Guidelines [see 4.1.11b]. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Design Guidelines submitted with subdivision map; County to approve Design Guidelines prior to final map recordation. Interpretive material on available incentive programs and the Design Guidelines shall be summarized in pamphlets or brochures for distribution to property owners; County to approve brochures and distribute to property owners
4.1.11: Construction Outside of the area of Historic Resources	4.1.11a. Both the physical features (e.g. topography, circulation) and the visual and spatial relationships that are character-defining contribute to the landscape's historic character. A physical and visual buffer shall separate historic resource areas from areas of new construction. The bluff southwest of Sunset Avenue is a natural barrier between old and new construction. This natural barrier will include a greenbelt to provide a clear visual separation and should separate new construction from the potential area for a historic district. This buffer zone shall incorporate appropriate native plants and materials as well as compatible elements historically found within the Samoa dune setting. Landscaping shall include tall shrubs and non-brittle trees to emphasize the visual barrier and to screen the new residential area from the existing housing area. Cypress windbreaks may be included as an appropriate landscape feature in the buffer zone. Features such as trails and parking could be included within the greenbelt buffer. Landscape design shall be consistent with Design	Property owner	Stipulated as condition of subdivision approval	Landscape Plans prepared or approved by historic architect according to stipulation submitted with subdivision map; County to approve landscape plan prior to final map recordation.

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	Guidelines. (Note: This mitigation measure remains unchanged from the Draft MEIR)			
4.1.11: Construction Outside of the area of Historic Resources	4.1.11b. New construction shall be appropriate and compatible in design with historic resources and need not replicate the original building design found in the existing housing area. However, at a minimum the design of the new buildings outside the potential area for a historic district shall be compatible with and reference historic building forms, sizes, scale, placement, and roof profile, and consistent with Design Guidelines. Landscape and urban design elements such as fencing and signage should also be compatible in design, material, and scale with Design Guidelines. (Note: This mitigation measure remains unchanged from the Draft MEIR)	Property owner	Stipulated as condition of subdivision approval	Design Guidelines and landscape plan submitted with subdivision map; County to approve guidelines and plan prior to final map recordation.
4.1.12 Impacts to Historic district	4.1.12a: The tentative map shall show the locations and materials for new sidewalks and walkways. Those proposed on existing streets in the potential district must be constructed of wood or materials that convey the appearance of wood surfacing except for designated Tsunami Evacuation Routes, which may be designed and signed for emergency purposes. 4.1.12b The tentative map shall show the locations and materials for new retaining walls and retaining walls proposed to be replaced. New and replaced retaining walls in the potential district must be constructed or reconstructed of wood materials that convey the appearance of wood surfacing or. 4.1.12c The tentative map shall include a design for the Town Square, demonstrating that the design features do not adversely impact the surrounding historic resources. The Design Guidelines shall be applied to ensure the proposed town square's design, layout, materials, and other design element compatibility with surrounding historic district resources. The design shall be reviewed by the Samoa Design Review Board.	Property owner	Stipulated as condition of subdivision approval	Plans submitted with subdivision map; County to approve guidelines and plan prior to final map recordation.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	4.1.12d New or expanded parking lots and parking facilities must comply with the Design Guidelines, and the Secretary of the Interior's recommendations for new construction in historic areas, and shall not result in demolition of historic resources. Historic resources may be relocated to allow for parking lots, but relocation must be reviewed; 4.1.12e Parking facilities shall be compatible with, but not identical to, the historic materials, features, size, scale and proportion, and massing seen in historic garages in Samoa. On-street parking or gravel parking spots are other appropriate alternatives that shall be used in place of covered parking; and parking types never historically found in Samoa, such as trellis covered parking, shall not be constructed within the boundaries of the potential historic district. 4.1.12f The design for the residences at the site of water tower foundation, and the residences proposed along the driveway leading to the Manager's Residence (200Vance) shall be reviewed by the Samoa Design Review Board to ensure that they: • Do not intrude upon historic viewsheds and transportation corridors. Appropriate screens of plantings or picket fences will be used to minimize visual impacts of drives and parking areas; • Incorporate appropriate design elements, such as board walkways, stairs, rails and fences, typical of the cultural landscape identified in Samoa; • Differentiate garages or other parking facilities from the row garages In addition, the water tower foundation shall be documented prior to removal. 4.1.12g The proposed new residences on lots along the Manager's Residence driveway shall be designed to avoid the loss of the bridge either through drive realignment or bridge relocation. In addition, landscape and screening plans shall be submitted demonstrating that			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	the Manager's Residence remains visually isolated from the new structures.			
	4.1.12h. To preserve the existing streetscapes of Vance Avenue, Rideout Road, and Sunset Avenue, no new driveway access points shall be allowed north of the Samoa Block, except for the single proposed residence adjacent to the gymnasium. All other proposed residences shall take access from existing driveways and the proposed new roadway across from Samoa Park. All new residential uses adjacent to or visible from these streets shall be screened with appropriate landscaping and fencing consistent with the Design Guidelines. 4.1.12i The design for the residential storage area on North Bayview shall be compatible with historic utility structures in Samoa, such as the shared garages, in terms of materials, features, size, scale and proportion, and massing. 4.1.12j The design for the expansion of the Post Office, and addition of parking, must be consistent with the Design Guidelines. Plans for this expansion shall be reviewed by the Samoa Design Review Board. 4.1.12k The commercial buildings at the entry to the Samoa Cookhouse shall be comparable in size and style to the Fireman's Hall, to keep these buildings in scale with other existing and past buildings in this area. Building and landscaping plans for these buildings shall be reviewed by the Samoa Design Review Board. 4.1.12l Interpretive facilities for the potential historic district shall be constructed and placed within the district boundaries. The facilities shall document the district's contributing resources. 4.1.12m: The purchasers of structures that are contributing resources to the historic district shall be provided with a description of the			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	process for designation of the property as a historic resource and the steps necessary to form a Samoa Historic District. They shall also be provided with information include historic preservation incentives, including the State Historic Building Code and various applicable tax credit programs.			

SECTION 4.2 TRANSPORTATION

4.2.1: Increased Vehicle Trips	4.2.1a: S.R. 255/3 rd Street: Improvements include installation of medians to allow only right-turn movements in and out of 3 rd Street or future traffic signal. The 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. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)	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	4.2.1b: S.R. 255 through Manila: Improvements to be determined by Phase II of Manila Transportation Plan. The Master Plan shall contribute its fair share towards these improvements. The suggested fair share amount is a plan contribution of 22.5 percent, which was calculated based on the critical p.m. peak hour volume of 258 vehicles generated by the Master Plan, divided by the total future volume including the Plan development (1,147 vehicles). It is likely that S.R. 255 improvements consisting of left-turn lanes and a traffic signal or	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.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	roundabout will cost approximately \$800,000. Therefore, the fair share to be paid by the applicant shall be \$180,000. Similar to Mitigation 4.2.1b, it is suggested that the County arrange for payment of the mitigation fee in Phase 2. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.) 4.2.1c. S.R. 255/New Navy Base Road: Improvements include the addition of a traffic signal or a roundabout designed according to Federal Guidelines and pursuant to Caltrans Design Bulletin 80-01. 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, so early phases of the proposed Master Plan could be implemented without this improvement. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.) 4.2.1d. (Note: This mitigation measure has been deleted due to deletion of the RV Park and proposed road access to New Navy Base Road.)			
4.2.2: Increased Bicycle and Pedestrian Trips	4.2.2a. Sidewalks or pedestrian walkways shall be provided on all major roadways and residential streets within the plan area, excluding the existing historic housing areas, where the roads shall remain at their current widths to maintain the historic resource. Bicycle travel areas in the form of bike lanes or unmarked buffers between travel lanes and parking shall be provided on all major roadways, except in the existing historic housing areas. On residential streets outside the historic housing areas, the 48 feet shall be designed to include 32 feet curb to curb and accommodate two directions of travel and parking. A cross section with a wider pavement width will result in higher than desirable speeds for residential streets. The remaining eight feet on either side of the street shall be used for pedestrian sidewalks/walkways and, if desired, some landscape buffer between the road and walkway. On Vance Avenue and Samoa Street the 60-foot right-of-way shall be designed with two 12-foot travel lanes separated by centerline striping,	Property owner	Stipulated as condition of subdivision approval	Construction or security bond prior to final map recordation; County Public Works to approve construction or verify bond.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	two five-foot bicycle travel areas which could be striped as bike lanes on Vance Avenue, and seven feet of parallel parking on either side of the street. The remaining six feet on either side shall be used for pedestrian sidewalks/ walkways. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)			
	4.2.2b. Crosswalks shall be installed at the major intersections along Vance Avenue in the core area of the town as long as adequate sight conditions exist for approaching vehicles. Otherwise, crossings must be left unmarked or additional crossing enhancements such as curb extensions, medians, and warning lights shall be provided. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Construction or security bond prior to final map recordation; County Public Works to approve construction or verify bond.
4.2.3: Increased Transit Demand	4.2.3a. The applicant shall request re-routing of existing Humboldt Transit Authority bus lines (perhaps those that serve Manila) or creation of a new route spur in order to service the Vance Avenue corridor in Samoa. Formal bus stops, with shelters, shall be established along Vance Avenue. The initiation of transit services shall be considered upon development of 25 to 50 percent of the proposed Master Plan. Any additional right-of-way will be shown on subdivision maps. The proposed Master Plan will include a transit stop at a location acceptable to HTA. There will also be a mitigation measure for the applicant, for requested transit service: The applicant will construct a bus stop acceptable to HTA, as part of Phase 2, and will submit a request for a spur of the existing bus line, to serve Samoa, prior to recordation of the final map. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Letter of request to Transit Authority, with copy sent to County CDS; County CDS to verify receipt of letter.
4.2.4: Increased Parking Demand	Same as Mitigation Measure 4.2.2a, and: 4.2.4a. A detailed parking analysis/plan shall be prepared for each proposed use. Outside of the historic housing area, off-street parking shall comply with the County's parking requirements in its zoning	Property Owner	Stipulated as condition of subdivision approval	Parking analysis/plan submitted with subdivision or CDP application,

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	codes and ordinances, as modified by provisions of the Master Plan's proposed planned unit development. The parking analysis shall describe and justify any proposed departures from parking requirements. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)		approval or CDP	parking installed as stipulated; County CDS to approve parking analysis/plan and verify implementation prior to subdivision approval.

SECTION 4.3 UTILITIES & PUBLIC SERVICES

4.3.1: Increased Demand for Water	4.3.1.a. 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.) 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. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	County or LAFCO to approve maintenance mechanism.
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

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
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
	4.3.3.c. 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 remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	County or LAFCO to approve maintenance mechanism
4.3.4: Increased Demand: Law Enforcement	No mitigation required.			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.3.5: Increased Demand for Fire Protection and Emergency Services	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. (Note: This mitigation measure has changed from the Draft MEIR as a result of the construction of the Tsunami Safety Plan)	Property owner and SPFD	Prior to first certificate of 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.
	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. (Note: This measure remains unchanged from the Draft MEIR.) 4.3.5c. 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. (Note: This measure remains unchanged from the Draft MEIR.) 4.3.5d: Prepare the Standards of Response Coverage Study and implement study recommendations. (Note: This measure remains unchanged from the Draft MEIR.) 4.3.5e. 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	Property owner and SPFD	Prior to first certificate of 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.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	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. (Note: This measure remains unchanged from the Recirculation Draft 2 MEIR.)			
4.3.6: Increased Demand for Solid Waste Disposal	4.3.6a. A recycling program shall be designed and implemented for the plan area. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Prior to first certificate of occupancy	Plan prepared; County Dept. of Public Health to confirm receipt of plan.
	4.3.6b. 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. (Note: This mitigation measure remains unchanged from the Draft MEIR)	Industrial & commercial users	Prior to certificate of occupancy	Plan prepared; County Health & Human Services Dept.-Division of Environmental health to confirm receipt of plan.
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: Demand for Telecommunications	No mitigation required.			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
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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.) 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 can 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 Appendices) in order to restore wetland hydrology, and additional willow vegetation shall be planted to increase habitat and functional wetland values. (Note: This measure remains unchanged from the Draft MEIR.)	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.
4.4.2: Impacts to Non-wetland ESHAs	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 should 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	Property owner	Stipulated as condition of subdivision approval	Trail plan submitted with subdivision; County Planning Division to approve plan and trail system installed (or monies bonded) prior to subdivision approval.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	throughout the Master Plan area shall be clearly marked with appropriate regulatory, educational, and/or interpretive signage. Erect signage and/or fencing at designated access points (trail heads).			
	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. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Landscape plan submitted according to stipulations; County Planning to approve landscape plan prior to subdivision approval.
	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.			
	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.			
	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.			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.4.3: Impacts to Special Status Species	4.4.2f: ESHA protection fencing shall be installed at the locations set forth in Figure 4.4-2 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. 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 of the back where dogs can be unleashed. 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. Same as Mitigation Measure 4.4.2a, and:			
4.4.3: Impacts to Special Status Species	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) 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 options:	Property owner at time of project	Stipulated as condition of subdivision approval and/or development / construction	Contracted qualified biologist's written report of compliance submitted to County; County CDS to verify receipt of biologist's report prior to subdivision and/or permit approval(s).

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	Option 1: Cease demolition plans for the occupied building and maintain the structure(s) as bat habitat.		permit	
	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. (Note: This measure remains unchanged from the Draft MEIR.)			
4.4.3: Impacts to Special Status Species	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. (Note: This measure remains unchanged from the Draft MEIR.) 4.4.3c: The 0.2 acres of dark-eyed gilia 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 in both area and number of plants on a 3:1 basis. This replanting shall occur west of New Navy Base Road within the confines of the area shown in Figure 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 to be removed shall be collected in late spring or when appropriate and	Property owner at time of project	Stipulated as condition of development /construction permit	Contracted qualified biologist's written report of compliance submitted to County; County CDS to verify receipt of biologist's report prior to permit approval(s).

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	spread in the replanted habitat. Exotics shall be removed by hand within the replanted habitat until such time as the dark-eyed gilia has established itself.			
	4.4.3d: Same as 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. Same as Mitigation Measure 4.4.2g (dogs on leash requirements). 4.4.3e: A trash removal program shall be implemented in the area of the proposed 1.5-acre visitor serving use area west of New Navy Base Road, pedestrian beach access tunnel, beach access corridor, and 300 meters of the beach on either side of the beach access corridor. This program is designed to avoid the attraction of crows and ravens which could harass any Western Snowy Plovers which may nest in the area in the future. This program shall include trash removal from the area on a weekly basis for the life of the Master Plan. 4.4.3f: Mitigation Measure 4.4.2h requires that a new botanical survey and site reconnaissance be undertaken in 2008 by a qualified biologist, and that a new habitat map be prepared based on the findings. Mitigation Measures 4.4.3c and 4.4.3d shall be expanded to cover any additional special-status species area or new special status species discovered during the 2008 survey/site reconnaissance, but shall be no less stringent.			
SECTION 4.5 HYDROLOGY, DRAINAGE AND WATER QUALITY				
4.5.1: Increased Runoff Exceeding Pre-development	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 4.5.1 are not greater than the pre-development flow volumes shown in Table 4.5.1.	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

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
Flows and Flooding	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 4.5.1 are not greater than the pre-development flow volumes shown in Table 4.5.1.			wastewater requirements; County Public Works Director to confirm receipt of letter.
	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 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.. (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.
4.5.1: Increased	4.5.1c. All stormwater infrastructure developed by this plan will, at minimum, be constructed to meet the design guidelines and	Property owner	Stipulated as condition of	Stormwater infrastructure developed by this plan

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
Runoff Exceeding Pre-development Flows and Flooding	performance criteria of the California Stormwater Quality Association's Stormwater Best Management Practice (BMP) Handbooks. (Note: This measure remains unchanged from the Draft MEIR.)		subdivision approval	shall be designed, constructed, and installed to meet the California Stormwater Quality Association's Stormwater Best Management Practice (BMP) Handbooks. Stormwater infrastructure shall meet the requirements of the County Public Works Director.
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: 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.)	Property owner	Stipulated as condition of subdivision approval	Same as for Mitigation 4.5.1a and b.
4.5.2: Sedimentation and Pollution of Surface Waters Due to Surface Runoff	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. (Note: This measure remains unchanged from the Draft MEIR.) 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 to be taken to prevent storm water pollution	Property owner	Stipulated as condition of subdivision approval	Stormwater system maintenance plan submitted prior to final map recordation; County Public Works Director approves plan.
4.5.2: Sedimentation and Pollution of Surface Waters Due to Surface Runoff	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 to be taken to prevent storm water pollution	Property owner	Prior to start of construction	Notice of Intent filed and adopted by the State WRCB; County Public Works Director to approve implementation of site-specific SWPPP, and

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
Runoff	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. (Note: This measure remains unchanged from the Draft MEIR.)			confirm filing of NOI.
	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. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	WDRs or a waste discharge requirement waiver issued from the North Coast Regional Water Quality Control Board; County Public Works confirms NCRWQCB WDR or waiver prior to subdivision approval.
	4.5.2e. 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 shall 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. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner at time of project	Prior to commencement of business park or industrial area operations	Notice of Intent filed and adopted by the State WRCB, including site-specific SWPPP that meets the requirements of mitigation 4.5.2e; County Public Works confirms NOI & SWPPP adopted prior to subdivision approval.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.5.3: Degradation of Surface Waters Due to Effluent Discharges	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. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.)	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.
	4.5.3b. 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. (Note: Language added to/removed from this measure in the Recirculation Draft 2 MEIR has been retained/omitted.)	Property owner	Stipulated as condition of subdivision approval	Same as for Mitigation 4.3.2a. (above)
4.5.4: Restriction of Groundwater Recharge and Degradation of Groundwater	Same as Mitigation Measure 4.5.2a , and 4.5.4a. All water supply wells within the plan area should be located and either appropriately secured or destroyed in accordance with HCDEH and NCR WQCB standards. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Prior to final map recordation, written certification by the Engineer of Record that, to the best of her/his knowledge, requirements of Mitigation 4.5.4a have been met; County Public Works Director to confirm receipt of letter.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.5.4: Restriction of Groundwater Recharge and Groundwater Degradation	4.5.4b. All newly created parcels within the plan area that share a boundary with and/or are located within 100 feet of the wastewater system's primary and secondary treatment and disposal areas shall have a deed restriction that prohibits the construction or use of any water supply wells for any purpose. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Deed restriction recorded prior to subdivision map recordation; County Planning Division to confirm deed restrictions.
	4.5.4c. 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).			

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.
	4.6.1b. 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			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	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.) .			
4.6.2: Emissions of Criteria Air Pollutants from Master Plan Buildout	4.6.2a. Circulation 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. Any improvements to New Navy Road should incorporate bicycle lanes. Specific improvements may include the following: a. On new residential streets (outside of the potential historic district), each side of the street should have sidewalks or pedestrian walkways. A walkway separated from the roadway is most desirable. b. Existing residential streets (e.g., Vance Avenue, Sunset Avenue, Cadman Court, and Rideout Avenue) shall be designated by signage as bike routes. 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.)	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.
4.6.3: Air Quality Impacts from Traffic	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.) No mitigation required.	Property owner	Certificate of Occupancy inspections	Units designed according to mitigation measure; County Building Division to verify conformance prior to Certificate of Occupancy.
4.6.4:	4.6.4a. Conduct odor analysis of wastewater treatment facility, and if	Property	Periodic	No objectionable odors

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
Exposure to Objectionable Odors	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.)	owner or wastewater system operator	monitoring	detected; County Planning-Code Enforcement to respond to any complaints.

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 and/or anticipated, foundation designs should accommodate for differential settlement. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of development / construction permit	Studies conducted according to stipulations; County Planning-Building Division to approve 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:	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.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.7.1: Impacts Due	• 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; • 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 / construction permit	Site designs with setbacks prepared according to stipulations; County Planning-Building Division to approve designs prior to permit approval.
	4.7.1e. Effective engineering design of foundation elements shall be implemented based on settlement and differential settlement analysis	Property owner	Stipulated as condition of	Engineering designs prepared according to

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
to a Seismic Event	of site soils. (Note: This measure remains unchanged from the Draft MEIR.)		development / construction permit	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 / 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 / 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 inspections	Safety measures implemented as stipulated; County 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	Property owner at time of project	Stipulated as condition of subdivision approval	Signage installed; County Building Division to confirm compliance prior to subdivision approval.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	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.)			
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	Signage installed as stipulated; County Building Division to confirm compliance prior to subdivision approval.
	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 as 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 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.)	Property owner at time of project	Stipulated as condition of subdivision approval	Routes and signage installed as stipulated, and shown on final map; County Planning-Building Division to approve construction and signage prior to subdivision approval.
	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

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.7.2: Primary and Secondary Tsunami Impacts	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 Tsunami Impacts	Preservation or enhancement of eco-system features to reduce tsunami wave effects <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.)	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.
	4.7.2h. Interpretation signage at the parking areas to inform recreation users of sensitive biological resources in the plan area. This measure			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	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 trees (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	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.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
Erosion	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.			
4.8.2: Plan Consistency	4.8.2a. Humboldt County Zoning Code Industrial Performance Standards § 313-103.1 shall be applied to all industrial use types locating within the MC Zone to limit the impact of industrial development on adjacent residential areas. (Note: This measure remains unchanged from the Draft MEIR) 4.8.2b. (Note: This measure has been deleted.) 4.8.2c. (Note: This measure has been deleted.) 4.8.2d. (Note: This measure has been deleted.)	County of Humboldt CDS and/or Property Owner depending on determination	Zoning Reclassification/General Plan Amendment. Development Phase where proposed	County Planning Division to apply zoning code during permit review

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.8.3 Plan Conflict	No mitigation required	ion of land use consistency	use would be implemented.	

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 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 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	Property owner	Stipulated as condition of subdivision approval	Visual screening installed; County Planning-Building Division to confirm installation prior to subdivision approval.
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Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	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	Stipulated as condition of subdivision approval	Landscaping plan approved, landscaped 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.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	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 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.)	Property owner	Stipulated as condition of subdivision approval	Final map recordation and/or permit approval; County Planning to 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	Stipulated as condition of subdivision approval	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			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	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. - 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.)	Property owner	Stipulated as condition of subdivision approval and monitoring during construction	Construction noise controls implemented and monitored until construction complete; County Building Inspector verifies compliance during all site inspections.
4.10.2: Noise and Land Use Compatibility	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	Property owner	Stipulated as condition of development / construction permit	Noise control structures completed; County Building Inspector to verify compliance prior to issuing certificate of occupancy.

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
	roadway pursuant to the requirements of the County General Plan and State Building Code.			
	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. (Note: This measure remains unchanged from the Draft MEIR.)			
4.10.3: Traffic Noise Impacts	No mitigation required.			
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	4.12.1a. Any contaminated sites in the plan area shall be cleaned up to the extent necessary for re-use of the property, based on applicable federal, state, and local regulations and laws. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of subdivision approval	Site closure certification from appropriate regulatory agencies; County CDS confirms certification prior to

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
				subdivision approval.
	4.12.1b. A site-specific Health & Safety Plan (HSP) shall be prepared by a qualified industrial hygienist prior to issuance of any grading, demolition, or building permit for the plan area. 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; • 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 OSHA limits. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Plan prepared as condition of permit	Completion of Health & Safety Plan (HSP); County Planning to confirm receipt and approval of HSP.
4.12.1: Human Exposure to Hazardous Materials	4.12.1c. Prepare a site-specific Soil and Groundwater Management Plan. Include procedures for managing removed soils and groundwater to ensure that any excavated contaminated soils and/or groundwater are stored, managed, and disposed safely and in accordance with all applicable laws and regulations. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of grading, demolition, or building permit	Permit approval; County Planning to confirm receipt and approval of HSP.
	4.12.1d. If new contamination is discovered, have additional investigations completed by a qualified professional to determine the extent of contaminated soils and/or groundwater and required remediation actions. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Monitor during construction	Contaminated site closure certification from appropriate regulatory agencies
4.12.2:	4.12.2a. Potential exposure of construction workers and the public to	Property	Disclosure	Disclosure of potential

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
Human Exposure to Release of Asbestos-containing Materials, Lead-Based Paint, and/or PCBs	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. (Note: This measure remains unchanged from the Draft MEIR.)	owner	and plan prepared as condition of building permit approval	ACM presence as stipulated and preparation of O&MP; County Division of Environmental Health-Certified Unified Program Agency to confirm disclosure and approve O&MP prior to permit approval.
	4.12.2b. 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 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. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Stipulated as condition of development / construction permit	Preparation of LBP survey and implementation of any recommendations; County Division of Environmental Health-Certified Unified Program Agency to verify recommendations are implemented prior to permit approval.
	4.12.2c. 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. (Note: This measure remains unchanged from the Draft MEIR.)	Property owner	Whenever damage occurs to transformers and/or capacitors	Safe disposal of damaged transformers and capacitors containing PCB; County Division of Environmental Health-Certified Unified Program Agency to confirm conformance prior to permit approval.
4.12.3:	4.12.3a. For any new or renovated uses that generate, use, store, or	Property	Stipulated as	Safe disposal of hazardous

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
Public Hazard Due to Hazardous Materials	dispose hazardous material, such activities shall be in compliance with all applicable local, state, and federal laws and regulations governing those activities. (Note: This measure remains unchanged from the Draft MEIR.)	owner	condition of development / construction permit process; throughout construction	materials; County Division of Environmental Health-Certified Unified Program Agency to confirm conformance prior to permit approval.
	4.12.3b. The renovation and operation of the gasoline station will be conducted according to all federal, state, and local statutes and regulations. (Note: This mitigation measure remains unchanged from the Draft MEIR)			

SECTION 4.13 RECREATION & OPEN SPACE

4.13.1: Changes in On-site Recreation Facilities	4.13.1a. 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. (Note: This mitigation measure remains unchanged from the Draft MEIR).	Property owner	Stipulated as condition of subdivision approval	Signage and fencing construction installed as stipulated; County Building Division to approve installation prior to final map.
	4.13.1b 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. (Note: Language added to this measure in the Recirculation Draft 2 MEIR has been retained.)	Property owner	Stipulated as condition of subdivision approval	Pathways and trails constructed as stipulated; County Building Division to approve construction prior to final map.
	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.			

Impact	Mitigation Measure	Responsible Party	Schedule	Measure of Completion & Approval
4.13.2: Changes in Use of Off-Site Recreation Facilities	4.13.2a. Increase the parking capacity of Samoa Beach parking area by 10 spaces consistent with the Beach and Dunes implementation grant plans entitled “Milwaukee Site Plan and Details, Samoa Beach Access Improvements.” Add interpretive signage at the parking areas to inform recreation users of sensitive biological resources in the plan area. (Note: This measure remains unchanged from the Draft MEIR.) 4.13.2b: Development of visitor serving facilities and improvements proposed in PR designated land in the Samoa Beach area shall be consistent with policies and mitigation measures contained in the Biological Resources section of the September 2007 MEIR. Approved visitor serving uses and development shall comply with policies and standards of the Humboldt County General Plan/LCP and California Coastal Act, and other applicable state and county policies.	Property owner	Stipulated as condition of subdivision approval	Parking and signage installed as stipulated; County Building Division to approve construction and signage prior to final map.