



CITY OF EUREKA
COMMUNITY DEVELOPMENT DEPARTMENT
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**NOTICE OF INTENT TO ADOPT A NEGATIVE
DECLARATION**

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15072 & 15105, the City is providing notice of an "Intent to Adopt a Negative Declaration of Environmental Impact" for the project described below. All interested persons are invited to comment on the draft negative declaration pursuant to the provisions of CEQA. The review period is 30 days and commences on August 11, 2009. Written comments on the draft negative declaration must be submitted to the Community Development Department no later than September 10, 2009. The draft negative declaration is available for review during regular business hours at the City of Eureka Community Development Department; and on the City of Eureka's website www.ci.eureka.ca.gov

PROJECT TITLE: *Colburn Warehouse Addition*

PROJECT APPLICANT: Robert Colburn **CASE NO:** CDP-06-0012

PROJECT LOCATION: 722 W. Washington Street; APN 003-111-006

ZONING & GENERAL PLAN DESIGNATION: Limited Industrial

PROJECT DESCRIPTION: The applicant is requesting approval of a coastal development permit for the construction of a new, approximately 2,858 square foot metal warehouse that includes a mezzanine level with an approximately 725 square foot watchman's quarters. The new warehouse would be located in the northeast corner of the property behind the existing warehouse/office building. The project site is located in the Coastal Zone and a Coastal Development Permit is required. The City's final action on the Coastal Development Permit is appealable to the California Coastal Commission.

All interested persons are invited to comment on the Draft Mitigated Negative Declaration. Written comments may be submitted by mailing or delivering them to the Community Development Department, address above. The project file is available for review at the Community Development Department, Third Floor, City Hall. If you have questions regarding the project or this notice, please contact Kristen M. Goetz, Assistant Planner; *phone:* (707) 441-4166; *fax:* (707) 441-4202; *e-mail:* kgoetz@ci.eureka.ca.gov

August 7, 2009

KEVIN R. HAMBLIN
DIRECTOR OF COMMUNITY DEVELOPMENT



CEQA MITIGATED NEGATIVE DECLARATION

CITY OF EUREKA

SCH #: _____

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LEAD AGENCY: City of Eureka, 531 "K" Street, Eureka, CA 95501-1165

CONTACT PERSON: Kristen M. Goetz, Assistant Planner; *phone:* (707) 441-4166; *fax:* (707) 441-4202; *e-mail:* kgoetz@ci.eureka.ca.gov

DATE OF PROJECT APPLICATION: September 20, 2006

DATE OF PROJECT APPROVAL: _____, 2009

FINDINGS: This is to advise that on _____, 2009, the City Council of the City of Eureka, as the Lead Agency, approved the project described above, and made the following determinations and findings regarding the project.

1. The City Council found that the proposed project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. The City Council found that the Mitigated Negative Declaration was prepared pursuant to the provisions of CEQA.
4. The decision of the City Council to adopt the Mitigated Negative Declaration was based on the whole record before it (including the initial study and any comments received).
5. The City Council found that the Mitigated Negative Declaration reflects the City of Eureka's independent judgment and analysis.
6. Mitigation measures were not made a condition of project approval.
7. A Statement of Overriding Considerations was not adopted for this project.
8. Findings were not made pursuant to the provisions of CEQA (CCR §15091)
9. The City Council did adopt a program for reporting on or monitoring the changes which it either required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

10. The City Council found that the project site is not within two nautical miles of a public airport or public use airport, and they determined that the project will not result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area.

This is to certify the City of Eureka, City Clerk, is the custodian of the documents or other material which constitute the record of proceedings upon which the City Council's decision was based; and that the Mitigated Negative Declaration and the record of project approval are available to the general public for review during regular office hours at the City of Eureka, City Clerk's Office, second floor, 531 K Street, Eureka, CA 95501.

Kristen M. Goetz
Assistant Planner
City of Eureka

Date

DRAFT



CEQA INITIAL STUDY

CITY OF EUREKA

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SURROUNDING LAND USES AND SETTING: The City of Eureka is a charter city located on Humboldt Bay, approximately 300 miles north of San Francisco and 100 miles south of the Oregon border. Initially founded in the spring of 1850, the City of Eureka was incorporated through a special act of the state legislature on April 18, 1856. The community was reincorporated as a City on February 19, 1874 and received a charter on February 8, 1895. As the county seat for the 572 square mile Humboldt County, Eureka is the center of business and government; the major industries include agriculture, fishing, and tourism. The average July maximum temperature is 61.6°F and the average January maximum temperature is 54.3°F. The average July minimum temperature is 52.3°F and the average January minimum temperature is 41.5°F. The average annual precipitation is 39.0 inches; the average annual snowfall is 0.3 inches.

Humboldt Bay is one of the largest bays on the Pacific Coast. Historically, the bay and associated wetlands covered approximately 27,000 acres (Springer, 1982). Diking, drainage and filling has reduced the effective bay area to approximately 13,000 acres. Humboldt Bay is located about 30 miles northeast of the junction of the Gorda, Pacific and North American crustal plates. Tectonic activity in the area is extremely high: the Gorda Plate is being subducted under the North American Plate, and large-scale tectonic motion has produced a number of northwest-southwest trending faults in the region. Uplifting and folding, differential motion at the various fault lines, and erosion have resulted in a complex pattern of geologic formations – the Franciscan, Hookton, Yager, and Wildcat – in the bay region (Barnhart et. al., 1992).

Local: The subject property is located in the city limits of Eureka on the north side of West Washington Street and east of the northerly extension of Koster Street; it is zoned for and is currently used for industrial purposes. Elevation at the site is approximately 10 feet above Mean Sea Level (MSL). The southern half of the project site is developed with a 3,734 sq. ft. building and a 6 space paved parking lot. The northern half of the parcel is an undeveloped open compacted gravel area where the proposed 2,858 square foot warehouse would be located. Habitat at the site is disturbed and is dominated by ruderal species. Vegetation in the gravel area and along the boundary of the site consists of pampas grass (*Cortaderia jubata*), fennel (*Foeniculum vulgare*), English daisy (*Bellis perennis*), clovers (*Trifolium spp.*), and various grass species. No sensitive habitats, such as ESHA, are located on the subject parcel.

The subject property is one of a number of industrial properties that are bounded by the northerly extension of Koster Street and Broadway, and West Washington Street and the "Balloon Track" property to the north. A recently released Draft Environmental Impact Report for proposed development on the Balloon Track property identifies wetlands/ESHA on the Balloon Track property within 100 feet of these industrial properties. The subject property being the most westerly of these industrial properties shares its west and north property lines with the "Balloon Track" property. The most prominent ESHA feature in proximity to the subject property is the Clark Slough.

Habitat within Clark Slough has been degraded over the years from development along the waterfront area of Eureka, such as road construction and culvert placement. Clark Slough enters Humboldt Bay approximately 1,000 feet north of the project site, adjacent to the Wharfinger Building (1 Marina Way, Eureka). One of the Clark Slough culverts is located on the Balloon Track to the north of the project site, and the other is on the west side of Waterfront Drive, just before Clark Slough enters Humboldt Bay. Several feet of riprap line the bank of the slough. Clark Slough is tidally influenced. Species that may occur in Clark Slough include Dungeness crab, stickleback, sculpin, and various invertebrates. Vegetation along the slough includes a mix of salt marsh and ruderal species such as, dense flowered cordgrass (*Spartina densiflora*), pickleweed (*Salicornia virginica*), saltgrass (*Distichlis spicata*), Himalayan berry (*Rubus discolor*), common reed (*Phragmites australis*), pampas grass, and fennel.

Currently, there is no buffer between the on-site developed areas and the Clark Slough ESHA. The existing on-site office building is setback approximately 40 feet from Clark Slough, and the existing edge of pavement on the west side of the parcel currently extends to the property line adjacent to the Clark Slough ESHA. Draining from the site enters Clark Slough and a storm water inlet located off site on West Washington Street. Under the current site configuration, there is no gradual transition between the on-site developed/disturbed areas and the Clark Slough ESHA. There is also no wildlife habitat located on site, suggesting there is no difference in the habitat values associated with the developed and undeveloped portions of the site.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS, OR MAY BE REQUIRED (e.g. permits, financing approval, or participation agreement.): Coastal Commission, North Coast Regional Water Quality Control Board

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agricultural & Forest Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |

- | | | |
|---|--|---|
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utility/Service Systems |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Kristen M. Goetz
Assistant Planner, City of Eureka

August 7, 2009

Date

SUMMARY OF POTENTIAL PROJECT IMPACTS AND RECOMMENDED MITIGATION MEASURES:

Below is a table that summarizes the impact potential for each category of impacts discussed and analyzed in this Initial Study and a list of mitigation measures that are recommended conditions of project approval.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. Aesthetics		✓		
II. Agricultural Resources				✓
III. Air Quality		✓		
IV. Biological		✓		
V. Cultural			✓	
VI. Geology and Soils			✓	
VII. Green House Gas Emissions			✓	
VIII. Hazards and Hazardous Materials			✓	
IX. Hydrology and Water Quality		✓		
X. Land Use and Planning			✓	
XI. Mineral Resources				✓
XII. Noise		✓		
XIII. Population			✓	
XIV. Public Services			✓	
XV. Recreation				✓
XVI. Transportation and Traffic			✓	
XVII. Utilities & Service Systems			✓	
XVIII. Mandatory Findings of Significance				

I. Aesthetics

Mitigation Measure I-1: Any and all exterior lighting shall be located and shielded such that no light or glare extends beyond the property line. In addition, the illuminated portion of the light fixture or lens shall not extend below or beyond the canister or light shield. Exterior lighting shall also comply with §21466.5 of the State of California Vehicle Code. The location of all exterior lights shall be shown on a site plan submitted to and approved by the Design Review Committee. In addition, the applicant shall submit specifications for the exterior lights to the Design Review Committee for review and approval, including a picture or diagram showing the cross section of the light and illustrating that the illuminated portion of the fixture/lens does not extend beyond the shield.

II. Agricultural Resources

None

III. Air Quality

Mitigation Measure III-1: The applicant, at all times, shall comply with Air Quality Regulation 1, Chapter IV to the satisfaction of the NCUAQMD. This will require, but may not be limited to: (1) covering open bodied trucks when used for transporting materials likely to give rise to airborne dust; and (2) the use of water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading of roads or the clearing of land.

IV. Biological Resources

Mitigation Measure IV-1. The applicant shall construct a bioretention cell at the northwest corner of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to treat and infiltrate storm water runoff from the new building.

Mitigation Measure IV-2. The applicant shall plant a vegetative swale along the west side of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to filter and treat storm water runoff from the existing parking areas prior to discharging to Clark Slough.

Mitigation Measure IV-3. The bioretention cell and vegetative swale shall be inspected twice annually (spring and fall) for a period of three years. Monitoring should consist of visual, qualitative observation of the health of the planted areas, including indicators of disease and mortality. If any species that is planted dies or is diseased during the three year monitoring period, it will be replaced with a species suitable for the area. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.

Mitigation Measure IV-4. The property owner shall insure the continued viability and health of the bioretention cell and vegetative swale following the three year monitoring period with a goal of a minimum of 75 percent survival of the plant materials.

V. Cultural Resources

Mitigation Measure V-1. In the event any paleontological, archaeological, ethnic, or religious resource(s) are encountered during grading or construction-related activities, in compliance with state and federal law all work within 100 feet of the resources shall be halted and the project applicant shall consult with a qualified cultural resources specialist and/or archaeologist to assess the significance of the find and formulate further mitigation. This would include coordination with the Native American Heritage Commission. The Native American Heritage Commission will contact the Wiyot Tribe, as deemed necessary, to assist in assessing the significance of any find. If any find is determined to be of significance, representative(s) of the project applicant, City of Eureka, Wiyot Tribe, and a qualified archaeologist would meet to determine the appropriate course of action. Pursuant to the California Health and Safety Code Section 7050.5, if human remains are encountered, all work will cease and the County coroner will be contacted. The County coroner and Native American Heritage Commission will be charged with determining if the human remains are of Native American origin.

VI. Geology and Soils

None

VII. Greenhouse Gas Emissions

None

VIII. Hazards and Hazardous Materials

Mitigation Measure VIII-1. The contractor shall use appropriate fire safety precautions during construction activities, including having on-site and readily available appropriate fire-suppression tools.

Mitigation Measure VIII-2. During project construction, if there is any evidence that

indicates contaminated soils are present on the site, either from visual observations or odors indicative of regulated substances, the applicant shall be responsible for performing soil sample analyses. The findings of the survey shall be submitted, as applicable, to the RWQCB, DTSC, and any other appropriate regulatory agencies. The applicant shall comply at all times with the requirements and regulations of the RWQCB, DTSC, and other agencies with regard to the handling, transport, and disposal of hazardous materials such as contaminated soils to the satisfaction of the applicable agencies.

IX. Hydrology and Water Quality

Mitigation Measure IX-1. The applicant shall construct a bioretention cell at the northwest corner of the property as indicating on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to treat and infiltrate storm water runoff from the new building.

Mitigation Measure IX-2. The applicant shall plant a vegetative swale along the west side of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to filter and treat storm water runoff from the existing parking areas prior to discharging to Clark Slough.

Mitigation Measure IX-3. To mitigate potential impacts to water quality and waste discharge requirements to a less than a significant level, the applicant will secure a SWPPP (if required), prior to the commencement of any construction activities.

Mitigation Measure IX-4. To mitigate the potential for storm water to carry additional pollutants from the proposed parking lot areas, good housekeeping including maintenance and cleaning of the parking areas is recommended on a regular basis. No debris, soil, silt, sand, bard, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from construction operations shall be allowed to enter or be placed where it can enter the ESHA. All erosion control measures and handling of petroleum products will be followed as specified in the SWPPP. Best Management Practices (BMP's) will be implemented during all phases of construction.

Mitigation Measure IX-5. The contractor shall implement best management practices (BMPs) as contained in the City of Eureka's Construction Best Management Practices (BMP) Manual dated March 2009, or other generally recognized stormwater BMP compilations as may be required.

Mitigation Measure IX-6. The bioretention cell and vegetative swale shall be inspected twice annually (spring and fall) for a period of three years. Monitoring should consist of visual, qualitative observation of the health of the planted areas, including indicators of disease and mortality. If any species that is planted dies or is diseased during the three year monitoring period, it will be replaced with a species suitable for the area. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.

Mitigation Measure IX-7. The property owner shall insure the continued viability and health of the bioretention cell and vegetative swale following the three year monitoring period with a goal of a minimum of 75 percent survival of the plant materials.

X. Land Use and Planning

None

XI. Mineral Resources

None

XII. Noise

Mitigation Measure XII-1. Hours of construction activities shall be limited to daylight hours, generally from 8:00 a.m. to 5:00 p.m., Monday through Friday; the hours of construction may be increased with prior approval from the City based on an expressed need by the contractor.

XIII. Population

None

XIV. Public Services

None

XV. Recreation

None

XVI. Transportation and Traffic

None

XVII. Utilities and Service Systems

None

CHECKLIST AND EVALUATION OF ENVIRONMENTAL IMPACTS: An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the **CHECKLIST** the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

I. AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				✓
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?		✓		

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers whether the proposed project may have any significant effect on visual aesthetics because of: (a) the short-term or long-term presence of project-related equipment or structures; (b) project-related changes in the visual character of the project area that may be perceived by residents or visitors as a detraction from the visual character of the project area; (c) permanent changes in physical features that would result in the effective elimination of key elements of the visual character of the project area near a state scenic highway; or (d) the presence of short-term, long-term, or continuous light which would detract from the project area that is otherwise generally dark at night or that is subject to minimal artificial light.

DISCUSSION:

The long term visual impact would be the construction of a new building on the property. The new building would be located behind the existing building and would be slightly smaller in size than the existing building.

There are no officially designated California Scenic Highway segments in Humboldt County; therefore, the project would not substantially damage any scenic resources within a State scenic highway.

The Eureka Municipal Code [(§ 156.054 (D))], states that local scenic routes in the coastal zone shall be as depicted on the map "Eureka Scenic Routes" contained in the Scenic Route Element of the

Eureka General Plan (City of Eureka, 1966). The scenic routes map of the 1977 Eureka General Plan shows a scenic route along the then-planned downtown freeway bypass that was subsequently rejected (City of Eureka, 1977). Highway 101, in its present location, is not identified as a scenic route. It appears that Waterfront Drive from about Marina Way eastward is designated as a scenic route. Therefore, the project would not impact a scenic route.

For purposes of this Initial Study, light is defined as illumination from a direct source, such as a street light or vehicle headlights; glare is defined as indirect illumination such as light reflected off of a building's windows.

New sources of light may include interior building lights, additional security lighting, new parking lot lighting, or other accent lighting.

To reduce potential adverse impacts resulting from the introduction of new light and glare, the project would be permitted reasonable use of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night. This would be accomplished by mitigation that would minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary.

FINDINGS:

With the mitigation described below, it is concluded that the proposed project:

- will not result in a significant adverse impact on any scenic vista or resource;
- will not result in a substantial degradation to the existing visual character or quality of the site and its surroundings;
- will not create a new source of substantial light or glare.

MITIGATION MEASURES:

Mitigation Measure I-1: Any and all exterior lighting shall be located and shielded such that no light or glare extends beyond the property line. In addition, the illuminated portion of the light fixture or lens shall not extend below or beyond the canister or light shield. Exterior lighting shall also comply with §21466.5 of the State of California Vehicle Code. The location of all exterior lights shall be shown on a site plan submitted to and approved by the Design Review Committee. In addition, the applicant shall submit specifications for the exterior lights to the Design Review Committee for review and approval, including a picture or diagram showing the cross section of the light and illustrating that the illuminated portion of the fixture/lens does not extend beyond the shield.

II. AGRICULTURE & FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to nonforest use?				✓

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree the proposed project would: (a) change the availability or use of agriculturally important land areas designated under one or more of the programs above; (b) cause or promote changes in land use regulation that would adversely affect agricultural activities in lands zoned for those uses, particularly lands designated as Agriculture Exclusive or under Williamson Act Contracts; or (c) change the availability or use of agriculturally important land areas for agricultural purposes.

DISCUSSION:

The project site has no farmlands. There is no agricultural land or agricultural zoning, nor lands of a size and soil composition suitable for agricultural production, at or near the project site. There is no timber harvesting in the vicinity of the project, nor are there lands suitable for timber harvesting, therefore the project will not encroach upon or affect timber harvesting.

FINDINGS:

The project will have no impact on agricultural resources.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?		✓		
e) Create objectionable odors affecting a substantial number of people?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree the proposed project would (a) directly interfere with the attainment of long-term air quality objectives identified by the North Coast Unified Air Quality Management District; (b) contribute pollutants that would violate an existing air quality standard, or contribute to a non-attainment of air quality objectives in the project's air basin; (c) produce pollutants that would contribute as part of a cumulative effect to non-attainment for any priority pollutant; (d) produce pollutant loading near identified sensitive receptors that would cause locally significant air quality impacts; or (e) release odors that would affect a number of receptors.

DISCUSSION:

The North Coast Unified Air Quality Management District (NCUAQMD) is responsible for monitoring and enforcing local and state air quality standards. Air quality standards are set for emissions that may include, but are not limited to: visible emissions, particulate matter, and, fugitive dust. Pursuant to Air Quality Regulation 1, Chapter IV, Rule 400 – *General Limitations*, a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Visible emissions include emissions that are visible to the naked eye, such as smoke from a fire. The project does not involve any visible emissions.

With regard to particulate matter, all of Humboldt County has been designated by the California State Air Quality Board as being in “non-attainment” for PM-10 air emissions. PM-10 air emissions include chemical emissions and other inhalable particulate matter with an aerodynamic diameter of less than 10 microns. PM-10 emissions include smoke from wood stoves and airborne salts and other particulate matter naturally generated by ocean surf. Because, in part, of the large number of wood stoves in Humboldt County and because of the generally heavy surf and high winds common to this area, Humboldt County has exceeded the state standard for PM-10 air emissions. Therefore, any use or activity that generates unnecessary airborne particulate matter may be of concern to the NCUAQMD.

The proposed project has the potential for release of fugitive dust and particulate matter during the proposed construction process. However, construction emissions will be limited in scope and

duration, thus contributing to the minimization of air quality impacts. To further reduce the potential impacts to air quality to a level judged to be below the threshold of significance, a mitigation measure has been included that requires the construction contractor to operate in accordance with Air Quality Regulation 1, Chapter IV, which will reduce potential fugitive dust emission impacts. Compliance is required by law without the required mitigation, but inclusion of the requirement as a mitigation measure highlights the need for compliance.

Regarding sensitive receptors being impacted by pollutant concentrations, the closest “sensitive receptors” are located within Maurer/Palco Marsh, which is located adjacent to the project site. However, as discussed above, the project will not result in such levels of concentrations of pollutants so as to have an adverse impact on the surrounding area or to substantially increase existing air quality impacts. Therefore, the project will not result in substantial air quality impacts on or to sensitive receptors.

There are no hospitals, schools or other similar sensitive receptors in the vicinity of the project. Residents and businesses in the area could potentially be impacted by air borne pollutants. However, as discussed above and with the proposed mitigation, the project will not result in such levels or concentrations of pollutants so as to have a significant adverse impact on the surrounding area or substantially increase existing air quality impacts. Therefore, staff finds the project will not result in substantial air quality impacts on or to sensitive receptors.

With regard to objectionable odors, the project does not propose any use or construction technique that will result in odors that could reasonably be considered objectionable by the general public.

FINDINGS:

With implementation of **Mitigation Measure III-1**, which require compliance with NCUAQMD standards and regulations, the proposed project will not result in adverse air quality impacts, nor result in a cumulatively considerable increase in the PM-10 non-attainment.

Mitigation Measure III-1: The applicant, at all times, shall comply with Air Quality Regulation 1, Chapter IV to the satisfaction of the NCUAQMD. This will require, but may not be limited to: (1) covering open bodied trucks when used for transporting materials likely to give rise to airborne dust; and (2) the use of water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading of roads or the clearing of land.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers whether the proposed project would result in significant adverse direct or indirect effects to: (a) individuals of any plant or animal species (including fish) listed as rare, threatened, or endangered by the federal or state government, or effects to the habitat of such species; (b) more than an incidental and minor area of riparian habitat or other sensitive habitat (including wetlands) types identified under federal, state, or local policies; (c) more than an incidental and minor area of wetland identified under federal or state criteria; (d) key habitat areas that provide for continuity of movement for resident or migratory fish or wildlife, or (e) other biological resources identified in planning policies adopted by the City of Eureka.

DISCUSSION:

Pursuant to Fish & Game Code Section 711.4 and California Code of Regulations (CCR) Title 14, Section 753.5 a project may be determined to be “de minimis” in its effect on fish and wildlife resources if the project does not result in any individual or cumulative adverse effect on fish, wildlife, or their habitat. The California Department of Fish & Game in a December 15, 2004, letter from L. Ryan Broddrick, Director (of CDFG), to lead agencies, stated that a de minimis effect is **no** impact to fish, wildlife, or their habitat. He goes on to state that “[T]he de minimis standard is therefore a no impact standard, and is not the same as the concept of ‘significant adverse effect’ which exists under CEQA. Many projects which do not exceed the ‘significant adverse affect [sic]’ threshold under CEQA will, nonetheless, have some incremental adverse impact on fish and wildlife and are required to pay the fee. Also, a CEQA project with any biological impact that is mitigated to ‘below a level of significance’ under the CEQA standard cannot be ‘de minimis’ in its effect on fish and wildlife, as it indeed does cause a change or ‘effect’ as defined by the regulation.”

Based on the above and the fact that the project does include mitigation for biological impacts, the project is subject to the Fish & Game fee of \$1993.00, which will be paid to the County Clerk at

the time the Notice of Determination is filed.

Wetlands

The City of Eureka's adopted Local Coastal Program (LCP) requires that environmentally sensitive habitat areas (ESHA), including wetlands, be protected. Specifically, LCP Policy 6.A.19 states:

"The City shall require establishment of a buffer for permitted development adjacent to all environmentally sensitive areas. The minimum width of a buffer shall be 100 feet, unless the applicant for the development demonstrates on the basis of site specific information, the type and size of the proposed development, and/or proposed mitigation (such as planting of vegetation) that will achieve the purpose(s) of the buffer, that a smaller buffer will protect the resources of the habitat area. As necessary to protect the environmentally sensitive area, the City may require a buffer greater than 100 feet. The Buffer shall be measured horizontally from the edge of the environmental sensitive area nearest the proposed development to the edge of the development nearest to the environmentally sensitive area. Maps and supplemental information submitted as part of the application shall be used to specifically define these boundaries."

A buffer area provides essential open space between the proposed development and adjacent ESHA. The existence of the open space ensures that the type and scale of development proposed will not significantly degrade the habitat area. A buffer area is not itself a part of the environmentally sensitive habitat area, but a "buffer" or "screen" that protects the habitat area from potential adverse environmental impacts caused by the development.

For a wetland, the buffer area is measured from the landward edge of the wetland (riparian woodlands are considered wetland habitats under the LCP). For a stream or river, the buffer area is measured landward from the landward edge of riparian vegetation or from the top edge of the bank (e.g., in channalized streams).

An application for a Coastal Development Permit for proposed development within the Coastal zone that includes a reduced buffer width (i.e., less than 100') shall include maps and supplemental information that demonstrate that a reduced buffer width is consistent with the LCP. A Buffer Reduction Request report for the proposed warehouse construction prepared by SHN Consulting Engineers and Geologists (January, 2009) was submitted by the applicant. Standards for determining the appropriate width of the buffer area and responses to the standards from the submitted report are as follows:

1. Biological Significance of Adjacent Lands.

Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. That is, functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent lands. The degree of significance would depend upon the habitat requirements of the species in the habitat area (e.g., nesting, feeding, breeding or resting). This determination requires the expertise of an ecologist, wildlife biologist, ornithologist or botanist who is familiar with the particular type of habitat involved. Where a significant functional relationship exists, the land supporting this relationship should also be considered to be part of the environmentally sensitive habitat area, and the buffer area should be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer should be extended from

the edge of the wetland, stream or riparian habitat (for example) which is adjacent to the proposed development (as opposed to the adjacent area which is significantly related ecologically).

According to the Buffer Reduction Request analysis provided by the applicant, *“no functional relationship exists between the project site and wetlands located off site, including Clark Slough and the wetlands to the north. Throughout Eureka, the vegetation along Clark Slough provides feeding, breeding, and resting habitat for migratory or resident passerines and the Slough itself supports common aquatic species. Adjacent to the project site, however, the banks along Clark Slough are extensively disturbed and protected by riprap. In this area, the Slough itself appears to provide minimal habitat value and perform limited wetland functions. There is approximately a 3-foot strip of ruderal vegetation dominated by invasive, non-native species between the property line, located at the edge of pavement, and the riprap slope of Clark Slough. An abrupt topographical change also separates the site proposed for development and the ESHA of Clark Slough.*

Within the open space paved and unpaved portions of the site, no current ecological values (e.g., nesting, feeding, breeding, or resting habitat) are present. No habitat would be removed from APN 003-111-006 due to the proposed development because none currently exists. Development of the proposed warehouse will not impact existing habitat values in Clark Slough or the wetlands to the north because no functional relationship currently exists between these areas and the project site.”

2. Sensitivity of Species to Disturbance.

The width of the buffer area should be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination should be based on the following:

- a. Nesting, feeding, breeding, resting or other habitat requirements of both resident and migratory fish and wildlife species.
- b. An assessment of the short-term and long-term adaptability of various species to human disturbance.

The Buffer Reduction Request states that *“Clark Slough provides limited habitat for terrestrial and aquatic wildlife species, but that habitat is lacking from the project site. Existing development is located at the site and in the vicinity; therefore noise levels in the area are reflective of the surrounding industrial and commercial land uses. It is unlikely that terrestrial wildlife species that are particularly sensitive to disturbances and human activity inhabit the portion of Clark Slough adjacent to the project site. Within the proposed development layout, both the Ecologist and Water Resources Engineering have designed a buffer that will create habitat for passerines, the vertebrates most likely to use the created habitat, as well as provide detention and treatment of storm water runoff from the site.”*

The Reduction Request goes on to say that *“the proposed buffer width has been dictated by the architectural design and layout of the facility and existing development on the site.*

A. Habitat will be created where habitat does not currently exist, which will provide ecological value for terrestrial wildlife that may use Clark Slough.

B. The proposed site improvements will create a buffer between the ESHA of Clark Slough and the proposed and existing development on site. Under existing conditions, there is no buffer.

C. It is unlikely that construction of the warehouse and buffer will create disturbances beyond the existing commercial and industrial baseline for activity in and surrounding the project site. In the long term, terrestrial species will benefit from the creation of the buffer and additional storm water management at the site.”

3. Susceptibility of Parcel to Erosion.

The width of the buffer area should be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for interception of any additional material eroded as a result of the proposed development should be provided.

The proposed Buffer Reduction Request “takes into account site topography, existing development (including impervious surfaces), newly created impervious surfaces, and erosion potential to create a naturally functioning buffer that helps protect downslope ESHAs. The existing potential for erosion at the site is minimal due to the flat topography. However, due to the slight downward gradient from the project site to the surrounding parcels, there is a potential for off-site erosion. Constructing the proposed buffer and using BMPs during construction will significantly reduce the potential for off-site erosion.”

4. Use of Natural Topographic Features to Locate Development.

Hills and bluffs adjacent to environmentally sensitive habitat areas should be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from environmentally sensitive habitat areas. Similarly, bluff faces should not be developed, but should be included in the buffer area.

According to the Reduction Request, “due to property boundaries and existing development on site, the use of natural topographic features at the site is not applicable. Similar to the discussion above, the developable portion of the project site is dictated by property boundaries and the existing development. The buffer is proposed to be located a few feet from the top of bank of Clark Slough, which, once implemented, will provide a buffer to the ESHA that is currently lacking, while not adversely impacting topographic features. Additionally, the proposed buffer is located above the sensitive resources within and adjacent to Clark Slough. With the use of BMPs during project construction, this proposed development should not adversely impact the Clark Slough ESHA.”

5. Use of Existing Cultural Features to Locate Buffer Zones.

Cultural features (e.g., roads and dikes) should be used, where feasible, to buffer habitat areas. Where feasible, development should be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the environmentally sensitive habitat area.

The Reduction Request indicates “the proposed development is located adjacent to Washington Street on a parcel that has been previously developed. The proposed development, based on existing structure and property ownership, is located adjacent to existing anthropogenic features and away from the ESHA, to the extent possible. By implementing the buffer, the ESHA of Clark Slough will be enhanced compared to existing conditions.”

6. Lot Configuration and Location of Existing Development.

Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance will be required as a buffer area for any new development permitted. However, if that distance is less than 100 feet, additional mitigation

measures (e.g., planting of native vegetation which grows locally) should be provided to ensure additional protection. Where development is proposed in an area which is largely undeveloped, the widest and most protective buffer area feasible should be required.

The Buffer Reduction Request states *“the existing on-site building is located 40 feet from the western property boundary and Clark Slough. The new warehouse would have the same setbacks from the property line and Clark Slough. Due to the 10-foot setback that the City requires around the property boundary, the new warehouse cannot be setback any further from the western property boundary. However, by implementing the proposed 40-foot buffer near the new development area, the buffer reduction from the Clark Slough ESHA is mitigated to a less than significant level.”*

The 10-foot setback from the property boundary referenced above is not a zoning requirement. It would, however, be a requirement for structures constructed without fire resistive construction. With fire resistive construction, the structure could be setback further from the western property boundary, and the bioretention cell and the buffer it provides from the Clark Slough ESHA could be increased in width.

7. Type and Scale of Development Proposed.

The type and scale of the proposed development will, to a large degree, determine the size of the buffer area necessary to protect the environmentally sensitive habitat area. For example, due to domestic pets, human use and vandalism, residential developments may not be as compatible as light industrial developments adjacent to wetlands, and may therefore require wider buffer areas. However, such evaluations should be made on a case-by-case basis depending upon the resources involved, and the type and density of development on adjacent lands.

The Buffer Reduction Request indicates *“the proposed development is located in an existing urbanized area, and is consistent with the character and scale of the surrounding area and development. Although the subject parcel is located adjacent to Clark Slough ESHA, the existing configuration of Washington Street is commercial and industrial in nature and the surrounding developed properties do not offer significant habitat for wildlife. The proposed development would not adversely affect the use and value of the areas adjacent to the property. Instead, the proposed buffer, although reduced in size, would be sufficient to ensure and enhance the biological integrity and preservation of the ESHA it is designed to protect. Essentially, the reduced buffer would be more protective of ESHA resources in comparison to what presently exists.”*

The proposed project consists of construction a 2,858-ft² warehouse on APN 003-111-06. The warehouse will include living quarters on the second floor for the building watchman. The proposed project is an infill development project that would develop an underutilized degraded parcel within an area that already has a commercial and industrial infrastructure base. The proposed project would make better use of the property while reducing the need for new off-site development. This design provides for efficient land use with minimal intensification beyond existing conditions. Storm water management for runoff for the new development will be provided by the proposed bioretention cell and vegetated swale system.”

The health and viability of the bioretention cell and vegetative swale are critical to the continued protection of the biological resources discussed above. Therefore, mitigation measures for a three year monitoring plan and continued monitoring have been included.

FINDINGS:

Based on the site plan submitted with the application, the recommendations of the Buffer Reduction Request report by SHN Consulting Engineers and Geologists and the responses to referrals sent October 17, 2006, and with **Mitigation Measures IV-1** through **IV-4**, the proposed project will not result in an adverse impact to biological resources.

MITIGATION MEASURES:

Mitigation Measure IV-1. The applicant shall construct a bioretention cell at the northwest corner of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to treat and infiltrate storm water runoff from the new building.

Mitigation Measure IV-2. The applicant shall plant a vegetative swale along the west side of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to filter and treat storm water runoff from the existing parking areas prior to discharging to Clark Slough.

Mitigation Measure IV-3. The bioretention cell and vegetative swale shall be inspected twice annually (spring and fall) for a period of three years. Monitoring should consist of visual, qualitative observation of the health of the planted areas, including indicators of disease and mortality. If any species that is planted dies or is diseased during the three year monitoring period, it will be replaced with a species suitable for the area. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.

Mitigation Measure IV-4. The property owner shall insure the continued viability and health of the bioretention cell and vegetative swale following the three year monitoring period with a goal of a minimum of 75 percent survival of the plant materials.

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree the proposed project would cause (a) physical changes in known or designated historical resources, or in their physical surroundings, in a manner that would impair their significance; (b) physical changes in archaeological sites that represent important or unique archaeological or historical information; (c) unique paleontological resource site or unique geologic feature; or (d) disturbance of human burial locations. In addition, this Initial Study considers to what degree the proposed project would cause impacts to Native American artifacts and sites, including traditional tribal cultural places on both public and private lands for federally and non-federally recognized tribes. A cultural place is a landscape feature, site or cultural resource that has some relationship to particular tribal religious heritage or is an historic or archaeological site of significance or potential significance; the cultural place may be outside a reservation boundary.

DISCUSSION:

The project involves construction of a new warehouse to the north of the existing warehouse. Other than excavation activities for foundation construction and grading for site preparation no other ground disturbing activities are required or anticipated.

The subject property does not have unique paleontological resources or unique geologic features.

The Coastal Development Permit application was referred to the Table Bluff Reservation/Wiyot Tribe in October, 2006, and the Tribe responded that the project area was an area of potential cultural resources and requested an NCIC records search. Tribal approval was conditional on a negative resources records search and if it was learned the site was a sensitive area, then the Tribe requested a site visit/survey and monitoring of ground disturbing activities.

A cultural resources records search had been requested from the North Coast Information Center for the Marina Center project on an adjoining parcel in April, 2006, to determine whether any historical or cultural sites existed within the area of that proposed project. *A Cultrual Resources Investigation of the Proposed Balloon Tract Development* was submitted in May, 2006 and the results of that search included the area of the proposed warehouse construction and showed the site for the warehouse project was not known to have any culturally sensitive Native American, landscape features, sites or cultural resources that have some relationship to particular tribal religious heritage or were an archaeological site of significance or potential significance. Therefore, pursuant to the written comments from the Tribe, since the records search revealed no sensitive area in the vicinity of the project site, no site visit/survey or monitoring are required.

However, because of the property is located relatively near the Bay, there is the possibility that unknown subsurface cultural resources may exist at the project site. The City and its contractors are subject to State laws relative to the discovery of archaeological sites containing cultural resources

and/or human remains (Section 7050.5 of the Health and Safety Code and Sections 5097.94 and 5097.98 of the Public resources code). If undiscovered paleontological, archaeological, historical, ethnic or religious resources are encountered during excavation, grading or general construction activities, State Law requires that all work cease and a qualified cultural resources specialist be contacted to analyze the significance of the find and formulate further mitigation (e.g. project relocation, excavation plan, protective cover). If human remains are encountered, all work must cease and the County Coroner contacted. Although these actions are required pursuant to the stated laws without inclusion of compliance mitigation, requiring compliance via a mitigation measure highlights the need for compliance; thus a mitigation measure has been included. This measure is not required to reduce significant impacts below a threshold of significance, but rather was added as additional protection for potential cultural resources.

Therefore, in the event any undiscovered paleontological, archaeological, ethnic or religious resources are encountered during grading or construction-related activities, in compliance with state and federal law, all work within 100 feet of the resources shall be halted and the project applicant shall consult with a qualified cultural resources specialist and/or archaeologist to assess the significance of the find. **Mitigation Measure V-1** provides provisions to protect cultural resources in the event that any archaeological subsurface resource(s) are discovered.

FINDINGS:

Based on the discussion above and **Mitigation Measure V-1**, the project will not adversely impact cultural resources. The project includes an appropriate control in the event of an accidental discovery of unknown cultural resources during project implementation. Based on the above, the project does not have the potential to cause a physical change that would affect unique ethnic cultural values of the project area or on cultural resources.

MITIGATION MEASURES:

Mitigation Measure V-1. In the event any paleontological, archaeological, ethnic, or religious resource(s) are encountered during grading or construction-related activities, in compliance with state and federal law all work within 100 feet of the resources shall be halted and the project applicant shall consult with a qualified cultural resources specialist and/or archaeologist to assess the significance of the find and formulate further mitigation. This would include coordination with the Native American Heritage Commission. The Native American Heritage Commission will contact the Wiyot Tribe, as deemed necessary, to assist in assessing the significance of any find. If any find is determined to be of significance, representative(s) of the project applicant, City of Eureka, Wiyot Tribe, and a qualified archaeologist would meet to determine the appropriate course of action. Pursuant to the California Health and Safety Code Section 7050.5, if human remains are encountered, all work will cease and the County coroner will be contacted. The County coroner and Native American Heritage Commission will be charged with determining if the human remains are of Native American origin.

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
ii) Strong seismic ground shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Section 1802 of the California Building Code (2007), creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers project-related effects that could involve or result from: (a) damage to project elements as a direct result of fault rupture along a fault identified in the Alquist-Priolo study or other known fault; (b) damage to project elements as a direct or indirect effect of seismically derived ground movement; (c) damage to project elements because of landslides that are not seismically related; (d) project-derived erosion by water or wind of more than a minimal volume of earth materials; (e) project-derived or project-caused secondary instability of earth materials that could subsequently fail, damaging project elements or other sites or structures; (f) location of project elements on expansive soils that are identified by professional geologists, which could result in damage to project elements or other sites or structures.

DISCUSSION:

The North Coast region is subject to seismic ground shaking due to fault lines and proximity to the intersection of three tectonic plates. However, based upon a review of the Alquist-Priolo Earthquake Fault Zoning Maps, the proposed project is not in an area where fault rupture is known or expected, therefore, potential impacts resulting from fault rupture are less than significant. Standard earthquake engineering design will lessen the probability that the new building will be damaged by geologic hazards.

The construction area is on relatively flat ground with no geologic features in the vicinity that could result in, or expose people to landslides.

All property within the City of Eureka is categorized within Seismic Design Categories E and F as prescribed by the Uniform Building Code. Therefore, all new construction must comply with the construction standards for each category. Extensive foundation soils testing are a building permit requirement. Because all construction must comply with the Seismic Design standards of the Uniform Building Code, and because construction that conforms to the Uniform Building Code is

presumed to meet the building safety standard, the potential impacts from seismic ground shaking and seismic ground failure, including liquefaction, are considered less than significant.

The construction area has a gradual slope with no geologic features in the vicinity that could result in, or expose people to landslides. Although site grading will be performed and raw earth will be exposed for a short period of time, the site is not subject to substantial soil erosion or loss of topsoil.

Furthermore, grading will be followed by paving or the construction of a warehouse on the site, precluding the potential for erosion in the long-term.

The project will be connected to the City of Eureka's sewage disposal system; therefore, the project will not have septic tanks or other alternative wastewater disposal systems.

Based on these conclusions, the project will not result in substantial adverse impacts relating to geology and/or soils.

VII. GREEN HOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

THRESHOLDS OF SIGNIFICANCE:

This initial study considers to what degree the project would contribute to greenhouse gas emissions and global warming.

DISCUSSION:

On Earth the gases believed to be most responsible for global warming are water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydro fluorocarbons, per fluorocarbons, and sulfur hexafluoride. Enhancement of the greenhouse effect can occur when concentrations of these gases exceed the natural concentrations in the atmosphere. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills.

Globally, climate change has the potential to impact numerous environmental resources through potential, though uncertain, impacts related to future air temperatures and precipitation patterns. The projected effects of global warming on weather and climate are likely to vary regionally, but are expected to include the following direct effects:

1. Higher maximum temperatures and more hot days over nearly all land areas;
2. Higher minimum temperatures, fewer cold days and frost days over nearly all land areas;
3. Reduced diurnal temperature range over most land areas;
4. Increase of heat index over land areas; and
5. More intense precipitation events.

Also, there are many secondary effects that are projected to result from global warming, including global rise in sea level, impacts on agriculture, changes in disease vectors, and changes in habitat and biodiversity. While the possible outcomes and the feedback mechanisms involved are not fully understood, and much research remains to be done, the potential for substantial environmental, social, and economic consequences over the long term may be great.

Some amount of GHG emissions would result from motor vehicle trips associated with the proposed project, as well as from natural gas combustion and landscape maintenance activities. However, because of the very small scale of the project it is not anticipated that the project would have an individually discernable effect on global climate change (i.e., increase global temperature as a result of emissions from the project).

FINDINGS:

The project will not adversely increase greenhouse gas emissions or contribute substantially to global warming.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓	
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree the proposed project would involve: (a) potential storage or use, on a regular basis, of chemicals that could be hazardous if released into the environment; (b) operating conditions that would be likely to result in the generation and release of hazardous materials; (c) use of hazardous materials, because of construction-related activities or operations, within a quarter-mile of an existing or proposed school; (d) project-related increase in use intensity by people within the boundaries of, or within two miles of, the Airport Planning Areas; (e) project-derived physical changes that would interfere with emergency responses or evacuations; (f) potential major damage because of wildfire.

DISCUSSION:

There is no evidence to indicate that contaminated soils are present at the proposed project site. However, during project construction, if there is any evidence that indicates contaminated soils are present on the site, either from visual observations or odors indicative of regulated substances, the applicant shall be responsible for performing soil sample analyses. Based on the results of the analysis, the applicant shall consult with jurisdictional agencies regarding follow-up procedures. The applicant shall comply with all requirements/regulations of the appropriate agencies with regard to handling, transport and disposal of potential hazardous substances to the satisfaction of the applicable agency.

The project site is just over 2 miles from the Eureka Municipal Airport, which is located on the Samoa Peninsula; the project site is not within the land use plan for the airport. The project site is about 3 miles from the Murray Field Airport and is not within the land use plan for the airport.

The project will have no impact on the City of Eureka's emergency response or evacuation plans. The proposed project will not affect any emergency response plans. All on-site emergency access and circulation are already developed and function appropriately.

The project area is not considered to be a wildfire hazard area and there are no "wildlands" near the project site. Operation of vehicles and equipment could create a small increase in the potential for fire. The contractor will be required to use appropriate fire safety. Normal precautions, such as possessing appropriate fire-suppression tools, will be sufficient. There will be no impact as a result of wildland fires and no separate mitigation is needed.

FINDINGS:

Based on the discussion above, and with the precautionary mitigation measures as described below, Staff concludes that the project will not result in any substantial impacts with regards to hazards or hazardous materials.

MITIGATION MEASURES:

Mitigation Measure VIII-1. The contractor shall use appropriate fire safety precautions during construction activities, including having on-site and readily available appropriate fire-suppression tools.

Mitigation Measure VIII-2. During project construction, if there is any evidence that indicates contaminated soils are present on the site, either from visual observations or odors indicative of regulated substances, the applicant shall be responsible for performing soil sample analyses. The findings of the survey shall be submitted, as applicable, to the RWQCB, DTSC, and any other appropriate regulatory agencies. The applicant shall comply at all times with the requirements and regulations of the RWQCB, DTSC, and other agencies with regard to the handling, transport, and disposal of hazardous materials such as contaminated soils to the satisfaction of the applicable agencies.

IX. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			✓	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?		✓		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?		✓		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f) Otherwise substantially degrade water quality?			✓	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			✓	
i) Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j) Result in inundation by seiche, tsunami, or mudflow?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree the proposed project would involve: (a) improvements that would violate standards set for water quality and for discharge of waste water; (b) use of, or interference with ground water such that the amount of flow of groundwater is adversely impacted; (c) drainage improvements that would alter or cause an increase in amount or flow of drainage, or that would affect the free-flow of a stream or river or cause an increase in silt runoff as to cause adverse impact; (d) added runoff from the site that would exceed the capacity of drainage facilities; (e) the creation of polluted runoff or other general adverse water quality impacts; (f) the placement of housing or other structures within the 100-year flood plain, or other area subject to flooding; (g) development in such a manner or location that it would be adversely affected by seiche, tsunami or mudflow.

DISCUSSION:

Following construction, increases in storm water runoff from the project site will consist primarily of rooftop runoff from the new warehouse. Runoff from the existing building, parking areas and walkways will essentially remain unchanged. Post construction BMPs recommended for the project include constructing a bioretention cell near the northwest corner of the property that will treat and infiltrate storm water runoff from the new building and planting a vegetated swale in a 5-foot setback area along the west edge of the parcel to filter and treat storm water runoff from the

existing parking areas prior to discharging to Clark Slough and Mitigation Measures have been included to require these treatment areas.

Activities relating to the project will comply with all water quality standards and requirements. The project site is on relatively flat, level ground. Most of the property is already over-covered by non-pervious surfaces, and upon project completion, with the exception of the landscape areas, the project will be completely covered by non-pervious surfaces.

Although the project will include minor site preparation work necessary for the development, there will be essentially no alteration in the existing pattern of surface runoff, and substantially no change in the rate or amount of surface runoff. The project will have no impact on the quality or quantity, rate or flow, removal, recharge or addition to groundwater supplies.

Based on review of the Flood Insurance Rate Map prepared by the Federal Emergency Agency, the proposed development is in Flood Zone "C", which is defined as areas of minimal flooding (see Community Panel 060062 0005 C; Revised June 17, 1986). Therefore, the proposed project will not impede or redirect flood flows nor expose people or structures to flooding.

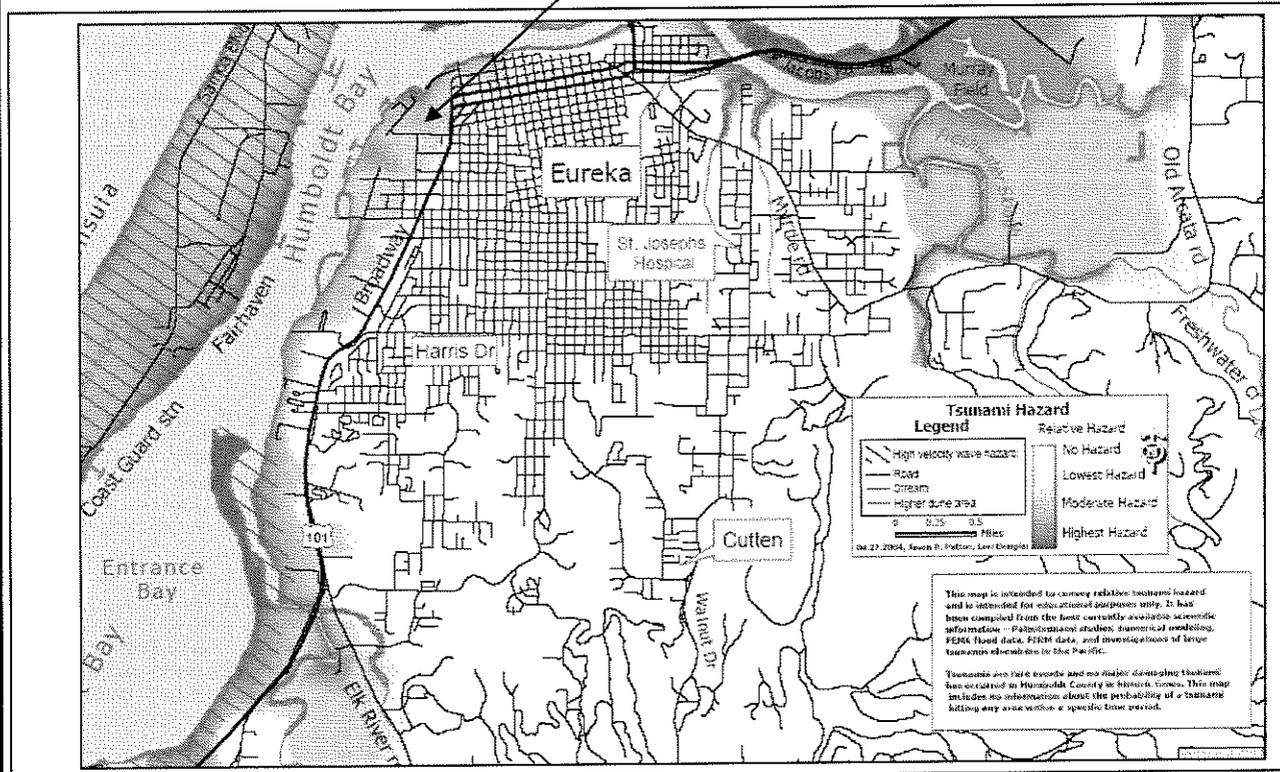
Due to the known seismic activity in the Pacific Rim, a tsunami could impact Humboldt Bay. It is expected that the impact of a tsunami on Humboldt Bay would primarily occur along the north and south spits and the King Salmon and Fields Landing areas, which are located directly across from the opening to Humboldt Bay. Humboldt State University faculty and graduate students have conducted a number of studies on the impacts to Humboldt Bay resulting from tsunami inundation. These studies indicate that although a wave from 12 to 20 feet high could threaten the southern end of the north Spit, including the U.S. Coast Guard base, Fairhaven and parts of Samoa, the largest tsunamis occurring on Humboldt Bay, including those dating back as early as 1700 A.D. did not entirely inundate the north spit. This is partially due to the fact that the northern end of the north spit is almost a mile wide, and in addition, a tsunami of less than 20 feet high is unlikely to overtop the stable dunes there. The last recorded tsunami of any observable height to occur in Humboldt Bay was in 1964 as a result of the Gulf of Alaska earthquake. It had a recorded maximum height of twelve feet on the inside of the north spit, with lower heights occurring along the Eureka waterfront area.

Inundation is only one of the hazards posed by tsunami. The extremely high current velocity caused by rapid changes in water elevation are capable of causing significant erosion and damage to structures especially when the water is laden with debris. High velocity water can cause damage even when the water height is not significantly high. Docks, piers and structures built directly on the waterfront are the most vulnerable. In the shallow waters of bays and harbors, a tsunami frequently will initiate seiching. If the tsunami period is related closely to that of the bay, the seiche is amplified by the succeeding waves. Under these circumstances, maximum wave activity often is observed much later than the arrival of the first wave.

In 2004, the Humboldt Earthquake Education Center, Humboldt State University, completed tsunami inundation hazard mapping for the Humboldt Bay area; although the mapping is not "official" the accuracy for determining potential risk is very helpful for disaster preparedness. The Humboldt County Tsunami Hazard Map combine the results of past studies to depict the relative tsunami hazard, but unlike inundation maps with a single line to show the inland extent of flooding, the map uses a four-tiered hazard system to represent relative risk: Highest hazard areas include low areas adjacent to Humboldt Bay and areas mapped as zone A (100 year flooding) on FEMA Flood Insurance Rate Maps; Moderate hazard areas include those areas likely to be flooded by a major tsunami generated by the CSZ; Low hazard areas are likely to provide refuge in all but the most

extreme event; and, No hazard areas where the potential for tsunami inundation is extremely unlikely.

Project Location 722 W. Washington



The project site is located approximately 1500 feet from Humboldt Bay. Based on the discussion above regarding known and projected tsunami impacts and the project's relative distance from the Bay, it is extremely unlikely that the project would be impacted by a tsunami.

There are no streams or creeks in the vicinity that will be altered or impacted by implementation of the proposed project.

The health and viability of the bioretention cell and vegetative swale are critical to the continued protection of the hydrology and water quality issues discussed above. Therefore, mitigation measures for a three year monitoring plan and continued monitoring have been included.

FINDINGS:

Based on the discussion above, and with **Mitigation Measures IX-1** through **IX-7**, the project will not result in a substantial impact regarding hydrology and water quality.

MITIGATION MEASURES:

Mitigation Measure IX-1. The applicant shall construct a bioretention cell at the northwest corner of the property as indicating on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to treat and infiltrate storm water runoff from the new building.

Mitigation Measure IX-2. The applicant shall plant a vegetative swale along the west side of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to filter and treat storm water runoff from the existing parking areas prior to discharging to Clark Slough.

Mitigation Measure IX-3. To mitigate potential impacts to water quality and waste discharge requirements to a less than a significant level, the applicant will secure a SWPPP (if required), prior to the commencement of any construction activities.

Mitigation Measure IX-4. To mitigate the potential for storm water to carry additional pollutants from the proposed parking lot areas, good housekeeping including maintenance and cleaning of the parking areas is recommended on a regular basis. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from construction operations shall be allowed to enter or be placed where it can enter the ESHA. All erosion control measures and handling of petroleum products will be followed as specified in the SWPPP. Best Management Practices (BMP's) will be implemented during all phases of construction.

Mitigation Measure IX-5. The contractor shall implement best management practices (BMPs) as contained in the City of Eureka's Construction Best Management Practices (BMP) Manual dated March 2009, or other generally recognized stormwater BMP compilations as may be required.

Mitigation Measure IX-6. The bioretention cell and vegetative swale shall be inspected twice annually (spring and fall) for a period of three years. Monitoring should consist of visual, qualitative observation of the health of the planted areas, including indicators of disease and mortality. If any species that is planted dies or is diseased during the three year monitoring period, it will be replaced with a species suitable for the area. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.

Mitigation Measure IX-7. The property owner shall insure the continued viability and health of the bioretention cell and vegetative swale following the three year monitoring period with a goal of a minimum of 75 percent survival of the plant materials.

X. <u>LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?			✓	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	
<p><u>THRESHOLDS OF SIGNIFICANCE:</u> This Initial Study considers to what degree the proposed project would (a) divide an established community or conflict with existing land uses within the project's vicinity, such as agriculture resources; (b) conflict with the Eureka General/Coastal Plans designation, policies, and zoning ordinances regarding commercial facilities; (c) conflict with applicable environmental plans and protection measures enforced by regulatory agencies such as habitat conservation plans or a natural community conservation plan.</p> <p><u>DISCUSSION:</u> The area in which the project site is located is an industrially developed area of the City. The construction of a warehouse on this property is consistent with the zoning and land use for the property. The project site is already used for industrial purposes; the proposed warehouse will not alter that use, therefore, there will be no change on the land use or planning for the property. Therefore, staff concludes that the project will not result in an adverse impact to land use and planning.</p> <p><u>FINDINGS:</u> Based on the above discussion, the project will not result in an adverse impact to land use and planning.</p>				

XI. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
<p><u>THRESHOLDS OF SIGNIFICANCE:</u> This Initial Study considers to what degree the proposed project would interfere with the extraction of commodity materials or otherwise cause any short-term or long-term decrease in the availability of mineral resources that would otherwise be available for construction or other consumptive uses.</p> <p><u>DISCUSSION:</u> There are no mineral extraction operations within the City of Eureka; most mining occurs in the unincorporated area of Humboldt County. Mining occurs in quarries and along most of the major rivers, including the Mad River, Van Duzen River and the Eel River; the quantity of material mined annually fluctuates based upon demand, however entitlements would allow several million tons of material to be mined annually. Although the precise quantity of mineral resources needed for this project is not known, it is clearly minimal compared to the several million cubic yards of minerals mined in Humboldt County annually. Therefore, the proposed project will not result in the loss of availability of a state or locally known mineral resource.</p> <p><u>FINDINGS:</u> The proposed project will not result in the loss of availability of a state or locally known mineral resource.</p>				

XII. NOISE. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?		✓		
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers whether the proposed project would produce: (a) sound-pressure levels contrary to the City of Eureka noise standards; (b) long-term ground vibrations and low-frequency sound that would interfere with normal activities and which is not currently present in the project area; (c) a substantial increase in ambient short-term or long-term sound-pressure levels; (d) changes in noise levels that are related to operations, not construction-related, which will be perceived as increased ambient or background noise in the project area.

DISCUSSION:

Noise is the quintessential local environmental impact. It does not travel well, it has no staying power beyond that of its source, and it does not accumulate in the environment. Nonetheless, prolonged noise exposure is a serious threat to human health, resulting in high stress levels and impaired hearing. Noise is not simply a matter of loudness, in scientific terms, it is actually a composite of three criteria that determine its impact: Intensity, Frequency, and Duration.

Generally, noise is a level of sound or a particular sound that a specific receiver does not want to hear. Whether a sound is considered a noise depends on the source of the sound, the loudness relative to the background noise, the time of day, the surroundings, and the listener. The difference in people's reactions to different noises or sounds is explained by the perceived noisiness, or how undesirable the sound is to the people in the vicinity of the source. An unwanted sound may be extremely irritating although it is not unreasonably loud. The areas most vulnerable to the harmful effects of sound are residential locations, particularly at night.

Intensity. Intensity is measured in decibels (dB) on a logarithmic scale (i.e., a sound of 60dB will be 10 times louder than one of 50dB, not merely 20 percent louder). The table below shows common identifiable noise sources and the approximate noise level measured in decibels. Often, for municipal noise enforcement purposes, the A-weighting scale, which is weighted toward the higher frequencies to account for human ear responses to sound, is the most commonly used and recommended. The use of the A-weighting scale is noted in the use of the abbreviation dBA.

Common Noise Levels in Decibels

	200	Noise Weapon
	190	
LETHAL LEVEL	180	
	170	
	160	
	150	Jet Aircraft (at 200')
	140	
	130	Pneumatic Riveter; Air Raid Siren
THRESHOLD OF PAIN	120	
	110	Amplified Rock Music (2-4' away)
	100	Food Blender (2-4' away); Motorcycle; Subway Train
	90	
	80	
DANGER LEVEL	70	Busy Street
	60	Normal Conversation
	50	Quiet Street (average urban interior)
	40	Quiet Room (residential area at night)
	30	Tick of a Watch (at 2')
	20	Whisper
	10	Leaves Rustling in the Wind
THRESHOLD OF HEARING	0	

Frequency. Frequency is measured in hertz (Hz) and relates to the number of cycles per second of sound wave. High frequencies within the human hearing range (approx. 100Hz to 20,000Hz) produce the "ear splitting" sensation associated with high-pitched tones. The concentration of a sound in a narrow frequency band, such as the whine of an incoming jet, is also more intensely felt than a mix of sounds across a wide range of frequencies.

Duration. Finally, duration simply refers to the length of time a sound lasts. This, too, has important and obvious consequences for human sensitivity. For instance, intermittent sounds are typically more annoying than steady ones, but the degree of discomfort depends greatly on the other two factors. In addition, very loud sounds do more hearing damage the longer they last. Time of day also matters. Nighttime noise is known to be more annoying than daytime noise, a factor that has caused the Federal Aviation Administration to adopt a weight measurement scheme for aircraft noise labeled Ldn (level day-night), which adds 10dB to evening noise in measuring cumulative impact. All three criteria must be considered in determining noise impacts.

The City's adopted General Plan specifies standards for non-transportation related noise. Basically, for non-transportation related noise, the maximum allowable noise at the property line cannot exceed 65-70dB (see Table 7-1 of the General Plan). Noise levels generally decrease by 6dB at 50' and then an additional 6dB with a doubling of the distance from the noise source. The actual level of attenuation may increase depending on the introduction of noise insulation in construction, adjacent uses, distance to noise source, and intervening topography, vegetation, and other buffers.

The project will result in temporary short-term increases in existing noise levels. The highest noise levels generated by the project would occur during site preparation, and construction. The warehouse will be used for storage, and no manufacturing or assembly work is proposed. ***Under the Noise Element of the adopted General Plan, general construction noise is considered acceptable because such noise, although loud and often annoying, is of limited duration and intensity. Therefore, the project will not generate noise in excess of established standards. The only ground borne noise that may be associated with the project would occur during construction. However, any such noises can be considered “normal” and not “excessive.” In order to reduce potential construction noise impacts, **Mitigation Measure XI-1** has been added to limit the hours of construction activities to weekdays, generally during daylight hours.

No ground borne noise such as noise from pile driving will be generated by the project. The project is located more than two miles from the Eureka Municipal Airport and more than three miles from Murray Field, and is not within the vicinity of a private airstrip. As described above, exposure to additional noise from this project will be temporary, sporadic and relative short term.

FINDINGS:

Based on the above information and **Mitigation Measure XII-1**, the project will not result in any substantial adverse impacts with regard to noise

MITIGATION MEASURES:

Mitigation Measure XII-1. Hours of construction activities shall be limited to daylight hours, generally from 8:00 a.m. to 5:00 p.m., Monday through Friday; the hours of construction may be increased with prior approval from the City based on an expressed need by the contractor.

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

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree the proposed project would result in, or contribute to, population growth, displacement of housing units, demolition or removal of existing housing units, or any project-related displacement of people from occupied housing.

DISCUSSION:

With a population of about 28,000 within the City Limits, and up to another 20,000 in surrounding areas, Eureka is the largest city along the 400 miles of highway between Santa Rosa and Medford. Since 1980, the average annual percent change in population within the City of Eureka has been 0.3%; the average annual percent change in the population of Humboldt County during the same period has been .75%.

By its nature and based on the project description, this project will not be growth inducing or growth inhibitive, but rather a re-development of an already developed site (in-fill development). Although the construction of the project will create new jobs, the number of new jobs is limited and will not “substantially induce growth” either locally or regionally. There is no housing being displaced although one care-takers residence will be created on the second floor of the proposed warehouse. This project is not contingent on or otherwise related to the development of an additional water source or any other project.

FINDINGS:

The project will have no significant adverse impact on population and housing.

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?				✓
d) Parks?				✓
e) Other public facilities?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree the proposed project would result in any changes in existing fire or police protection service levels, or a perceived need for such changes, as well as any substantial changes in the need for, or use of, schools, parks, or other public facilities.

DISCUSSION:

The project will not require any new or physically altered governmental services and will not facilitate the need for such services on a permanent basis.

Except in an emergency, the project will place no material demand on fire and police services. The project will not place additional demands on schools, parks, or other services. The project site is currently served by full levels of public services and will not require new or physically alter existing governmental services.

FINDINGS:

The project will not result in an adverse impact on or to public services

XV. RECREATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
<p><u>THRESHOLDS OF SIGNIFICANCE:</u> This Initial Study considers to what degree any aspect of the proposed project would be related to demand for recreational facilities or increase use of existing recreational areas such that those areas are physically degraded, including secondary effects such as degradation through over-use of environmentally sensitive areas.</p> <p><u>DISCUSSION:</u> The proposed project as an industrial warehouse development has no relationship to local or regional parks, and does not in any way necessitate the construction or expansion of any park. There is currently no recreational use of the property. The existing site has not current recreational purpose.</p> <p><u>FINDINGS:</u> Therefore, the project will not result in substantial adverse impacts regarding recreation.</p>				

XVI. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				✓
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?			✓	
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree, if any, the proposed project would be associated with (a) changes in traffic, circulation, or other changes that might be perceived as adverse, including traffic effects resulting from temporary construction-related changes; (b) any project-related changes in levels-of-service on County or state highways; (c) project-associated travel restrictions that would prevent emergency vehicles from reaching the locations where they were needed.

DISCUSSION:

The property is already developed with a warehouse/office use and construction of the proposed warehouse will not substantially increase the number, rate or flow of traffic entering or exiting the site, or on surrounding streets. The applicant proposes parking spaces meeting the minimum requirements as prescribed in the Eureka Municipal Code. The project will not impact air traffic, and will not require or impact alternative transportation. Therefore, staff concludes that the project will not have a significant adverse impact on transportation or traffic.

The City Engineering Department has reviewed the proposed project with regard to potential traffic or circulation issues, and commented that vehicles must back out up to 70 feet to the front of the existing warehouse/office building to turn around and exit, which appears to Engineering to create on-site circulation problems and hazards. However, the parking lot layout on the west side of the warehouse is existing, and with the exception of one of the spaces being converted to an accessible parking space, the physical layout of the parking spaces will not be changing. Currently vehicles may have the ability to travel to the northwest end of the parcel and turn around and drive forward to reach West Washington Street. However, it seems illogical that the original traffic circulation plan for the property included backing out of a parking space to drive forward to another area to turn around, when in fact it seems more logical that the vehicles have always been expected to exit the parking spaces on the west side of the property by backing in a southerly direction and turning around after reaching the front of the existing warehouse/office building. Therefore, there are no substantial changes to the on-site traffic circulation as a result of the construction of the warehouse and bio-retention cell.

The project is not located near a public airport or private airstrip; therefore, the project will not interfere with air traffic control.

FINDINGS:

Based on the above information, the project will not have a significant adverse impact on transportation or traffic.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have insufficient water supplies available to serve the project from existing entitlements and resources (i.e., new or expanded entitlements are needed)?			✓	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Violate any federal, state, and local statutes and regulations related to solid waste?			✓	

THRESHOLDS OF SIGNIFICANCE:

This Initial Study considers to what degree the proposed project would be related to: (a) a substantial demand for water supplies affecting existing entitlements and resources; (b) increase in runoff intensity that exacerbates drainage conditions and changes; and (c) insufficient provision for solid waste disposal.

DISCUSSION:

The City of Eureka's Elk River Wastewater Treatment Plant at 4301 Hilfiker Lane provides Wastewater services for the City of Eureka. The wastewater system capacity is 32 MGD (Million Gallons per Day), at an overall system peak wet weather flow, but the plant currently operates at approximately 15 MGD. Since the facility operates far below capacity, the project will not substantially alter or increase the need for wastewater and will not exceed wastewater treatment requirements of the North Coast Regional Water Quality Control Board.

The City of Eureka water supply system capacity is 8 MGD, and the current operating level is approximately 4.4 MGD. Water is purchased from the Humboldt Bay Municipal Water District and is piped from its original source, which are subsurface wells on the Mad River near Blue Lake, to Eureka's 20 million gallon storage reservoir. The capacity of the Humboldt Bay Municipal Water District system is approximately 75 MGD (combined treated domestic and untreated industrial) and the current operating level is approximately 40 MGD. There are no plans to expand water services as current operating levels are only around half of the system capacity levels. The project will not substantially alter the existing demand for water.

The proposed development will be structured in such a way that pre-development conditions will be altered only to promote proper management of storm water runoff. The applicant has shown on the site plan the installation of 37 foot by 30 foot bioretention cell at the northwest corner of the property and also the installation of a new vegetative swale ranging in width from 5 feet to 20 feet along the western edge of the property which is engineered to reduce potential impacts from storm

water runoff associated with the proposed parking lot.

The solid waste provider is the Humboldt Waste Management Authority (HWMA). The HWMA has formulated a joint powers agreement with the County and the most of the incorporated Cities within the County for the disposal of waste. The HWMA has contracted with ECDC Environmental to ship solid waste produced in the County to state licensed land fills located outside of Humboldt County. Currently solid waste is trucked to Medford, Oregon to a new triple line state licensed landfill. Solid waste will be collected and transferred to the HWMA transfer station for shipment to the landfill discussed above. The amount of solid waste generated by project will not significantly contribute to the waste stream volumes transferred out of the County, and based on information from the Medford, Oregon landfill, the project will not cumulatively result in amounts of waste that exceed the capacity of the landfill. Therefore, Staff believes the project will not be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.

The project is not expected to violate any federal, state, and local statutes or regulations related to solid waste.

FINDINGS:

This project will not place extraordinary demands on public utilities or services. No new utility systems are necessary to construct the proposed facility as the necessary utilities are available. With the installation of the bioretention cell and the vegetative swale the project has no appreciable bearing on storm water or wastewater treatment. Based on the discussion above, the project will not result in any significant adverse impacts to utilities and service systems.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).			✓	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	
<p>DISCUSSION: As discussed herein, the project will have no impact, or less than significant impact on agricultural resources, cultural, geology and soils, green house gas emissions, hazards and hazardous materials, land use and planning, mineral resources, population, public services, recreation, transportation and traffic, and utilities and service systems. The project as proposed in combination with additional mitigation measures will have a less than significant impact associated with aesthetics, air quality, biological resources, hydrology and water quality, and noise. The project will not add to any cumulatively considerable impacts. The mitigation measures recommended herein will reduce the potential impacts of the project to a level that is considered less than significant</p>				

EARLIER ANALYSES

a) **Earlier Analyses Used.** The following document(s), available at the Community Development Department, have adequately analyzed one or more effects of the project. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063 (c)(3)(D)).

N/A

b) **Impacts Adequately Addressed.** The following effects from the above checklist were within the scope of and adequately analyzed in the document(s) listed above, pursuant to applicable legal standards.

N/A

c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Incorporated," the following are mitigation measures that were incorporated or refined from the document(s) described above.

N/A

SOURCE/REFERENCE LIST: The following documents were used in the preparation of this Initial Study.

- 1) Eureka Municipal Code
- 2) Adopted City of Eureka General Plan and Certified Local Coastal Plan, as applicable
- 3) Project File(s) for the project for which this Initial Study was prepared.
- 4) *A Cultural Resources Investigation of the Proposed Balloon Tract Development*, May 2006
- 5) Buffer Reduction Request for Proposed Colburn Warehouse prepared by SHN Consulting Engineers and Geologists, January 2009.



CEQA

Draft Mitigation Monitoring / Reporting Program

(DMMRP)

CITY OF EUREKA

This Draft Mitigation Monitoring/Reporting Program (DMMRP) has been prepared for the project described below in conformance with Section 21081.6 of the California Environmental Quality Act (CEQA) and Section 15097 of the CEQA Guidelines.

SCH #:

PROJECT TITLE: *Colburn Warehouse Addition*

PROJECT APPLICANT: Robert Colburn **CASE NO:** CDP-06-0012

PROJECT LOCATION: 722 W. Washington Street; APN 003-111-006

ZONING & GENERAL PLAN DESIGNATION: Limited Industrial

PROJECT DESCRIPTION: The applicant is requesting approval of a coastal development permit for the construction of a new, approximately 2,858 square foot metal warehouse that includes a mezzanine level with an approximately 725 square foot watchman's quarters. The new warehouse would be located in the northeast corner of the property behind the existing warehouse/office building. The project site is located in the Coastal Zone and a Coastal Development Permit is required. The City's final action on the Coastal Development Permit is appealable to the California Coastal Commission.

LEAD AGENCY: City of Eureka, 531 "K" Street, Eureka, CA 95501-1165

CONTACT PERSON: Kristen M. Goetz, Assistant Planner; *phone:* (707) 441-4166; *fax:* (707) 441-4202; *e-mail:* kgoetz@ci.eureka.ca.gov

INTRODUCTION: On _____, the above described project was approved by the City Council of the City of Eureka; mitigation measures were made a condition of project approval. The purpose of this MMRP is to ensure that the mitigation measures adopted in connection with project approval are effectively implemented. This MMRP establishes the framework that the City of Eureka and others will use to implement the adopted migration measures and the monitoring and/or reporting of such implementation.

CEQA provides that the City of Eureka may choose whether the MMRP will monitor mitigation, report on mitigation, or both. "Reporting" generally consists of a written compliance review that is presented to the decision making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. "Monitoring" is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both. The choice of program

may be guided by the following:

- (1) Reporting is suited to projects which have readily measurable or quantitative mitigation measures or which already involve regular review. For example, a report may be required upon issuance of final occupancy to a project whose mitigation measures were confirmed by building inspection.
- (2) Monitoring is suited to projects with complex mitigation measures, such as wetlands restoration or archeological protection, which may exceed the expertise of the City of Eureka to oversee; are expected to be implemented over a period of time; or, require careful implementation to assure compliance.
- (3) Reporting and monitoring are suited to all but the most simple projects. Monitoring ensures that project compliance is checked on a regular basis during and, if necessary after, implementation. Reporting ensures that the City of Eureka is informed of compliance with mitigation requirements.

ENFORCEMENT: In accordance with CEQA, the primary responsibility for making a determination with respect to potential environmental effects rests with the City of Eureka rather than the monitor or preparer of the CEQA documents. As such, the City of Eureka is identified as the primary enforcement agency for this MMRP.

PROGRAM MODIFICATION: After adoption of this MMRP, minor changes to this MMRP are permitted but can only be made by the City of Eureka. The Director of Community Development, after consultation with affected Departments or Agencies, may make minor modifications to this MMRP. If, for any reason, any mitigation measure specified in this MMRP cannot be implemented due to factors beyond the control of the owner/developer and/or the City of Eureka, at a noticed public hearing before the City Council of the City of Eureka substitution of another mitigation measure may be approved. In no case shall deviations from this MMRP be permitted unless this MMRP continues to satisfy the requirements of Section 21081.6 of CEQA, as determined by the City of Eureka.

SUMMARY OF POTENTIAL PROJECT IMPACTS: Below is a table that summarizes the impact potential for each category of impact as identified and analyzed in the Initial Study.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. Aesthetics		✓		
II. Agricultural Resources				✓
III. Air Quality		✓		
IV. Biological		✓		
V. Cultural			✓	
VI. Geology and Soils			✓	
VII. Green house Gas Emissions			✓	
VIII. Hazards and Hazardous Materials			✓	
IX. Hydrology and Water Quality		✓		
X. Land Use and Planning			✓	
XI. Mineral Resources				✓

XII. Noise		✓		
XIII. Population			✓	
XIV. Public Services			✓	
XV. Recreation				✓
XVI. Transportation and Traffic			✓	
XVII. Utilities & Service Systems			✓	
XVIII. Mandatory Findings of Significance			✓	

MMRP IMPLEMENTATION TABLE: To assure that this MMRP is effectively implemented the table on the following pages establishes the framework that the City of Eureka and others will use to implement the adopted migration measures and the monitoring and/or reporting of such implementation. The following abbreviations will be used in the MMRP table:

- AQMD..... Air Quality Management District
- BD..... City of Eureka Building Department
- BMP..... Best Management Practice(s)
- CDD..... Community Development Department
- City..... City of Eureka
- CONT..... Contractor
- DRC..... Design Review Committee
- DTSC..... Department of Toxic Substances Control
- EFD..... Eureka Fire Department
- ENG..... City of Eureka Engineering Department
- ESHA..... Environmentally Sensitive Habitat Area
- OWN..... Property Owner
- PW..... City of Eureka Public Works Department
- RWQCB..... Regional Water Quality Control Board

Mitigation Measure	Person/ Agency Responsible for Monitoring	Timing for Implementation/ Compliance	Monitoring Frequency	Evidence of Compliance
<p>Mitigation Measure I-1: Any and all exterior lighting shall be located and shielded such that no light or glare extends beyond the property line. In addition, the illuminated portion of the light fixture or lens shall not extend below or beyond the canister or light shield. Exterior lighting shall also comply with §21466.5 of the State of California Vehicle Code. The location of all exterior lights shall be shown on a site plan submitted to and approved by the Design Review Committee. In addition, the applicant shall submit specifications for the exterior lights to the Design Review Committee for review and approval, including a picture or diagram showing the cross section of the light and illustrating that the illuminated portion of the fixture/lens does not extend beyond the shield.</p>	<ul style="list-style-type: none"> ▶ CDD ▶ DRC ▶ BD ▶ CONT ▶ OWN 	<p>The lighting plan shall be approved by the City of Eureka Design Review Committee prior to issuance of the Building Permit for the construction of the structure; the installation of the lights and determination that installation is in compliance with this requirement shall occur prior to issuance of the Certificate of Occupancy.</p>	<p>Once to review plans; once to approve plans; once to assure compliance.</p>	<p>No light or glare extends beyond the property boundary and the illuminated portion of the lens does not extend below the light case or shield.</p>
<p>Mitigation Measure III-1: The applicant, at all times, shall comply with Air Quality Regulation 1, Chapter IV to the satisfaction of the NCUAQMD. This will require, but may not be limited to: (1) covering open bodied trucks when used for transporting materials likely to give rise to airborne dust; and (2) the use of water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading of roads or the clearing of land.</p>	<ul style="list-style-type: none"> ▶ City ▶ AQMD ▶ CONT 	<p>During site preparation, grading and throughout construction.</p>	<p>Ongoing during construction.</p>	<p>Continual observation by all parties involved, and making any changes to project activities or operating guidelines, as warranted. Proper notification to the NCUAQMD prior to commencement of site disturbing activities. All required permits secured prior to the commencement of any grading, site disturbance, or construction work.</p>

Mitigation Measure	Person/ Agency Responsible for Monitoring	Timing for Implementation/ Compliance	Monitoring Frequency	Evidence of Compliance
<p>Mitigation Measure IV-1. The applicant shall construct a bioretention cell at the northwest corner of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to treat and infiltrate storm water runoff from the new building.</p>	<ul style="list-style-type: none"> ▶ City ▶ CDD ▶ BD ▶ CONT ▶ PW ▶ ENG 	<p>Commencement of construction.</p>	<p>Throughout duration of project construction and maintenance.</p>	<p>Final sign-off of Building Permit for construction of project.</p>
<p>Mitigation Measure IV-2. The applicant shall plant a vegetative swale along the west side of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to filter and treat storm water runoff from the existing parking areas prior to discharging to Clark Slough.</p>	<ul style="list-style-type: none"> ▶ City ▶ CDD ▶ BD ▶ CONT ▶ PW ▶ ENG 	<p>Commencement of construction.</p>	<p>Throughout duration of project construction and maintenance.</p>	<p>Final sign-off of Building Permit for construction of project.</p>
<p>Mitigation Measure IV-3. The bioretention cell and vegetative swale shall be inspected twice annually (spring and fall) for a period of three years. Monitoring should consist of visual, qualitative observation of the health of the planted areas, including indicators of disease and mortality. If any species that is planted dies or is diseased during the three year monitoring period, it will be replaced with a species suitable for the area. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.</p>	<ul style="list-style-type: none"> ▶ OWN ▶ City 	<p>Each spring and fall following completion of construction for three years (3 of each season).</p>	<p>Twice annually (spring and fall)</p>	<p>Visual, qualitative observation of the health of the planted areas, including indicators of disease and mortality. Replacement with a species suitable for the area of any species that dies or is diseased during the three year monitoring period. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.</p>

Mitigation Measure	Person/ Agency Responsible for Monitoring	Timing for Implementation/ Compliance	Monitoring Frequency	Evidence of Compliance
<p>Mitigation Measure IV-4. The property owner shall insure the continued viability and health of the bioretention cell and vegetative swale following the three year monitoring period with a goal of a minimum of 75 percent survival of the plant materials.</p>	<ul style="list-style-type: none"> ▶ OWN ▶ City 	<p>Ongoing following end of three year monitoring period.</p>	<p>Ongoing.</p>	<p>Minimum 75 percent survival of the plant materials.</p>
<p>Mitigation Measure V-1. In the event any paleontological, archaeological, ethnic, or religious resource(s) are encountered during grading or construction-related activities, in compliance with state and federal law all work within 100 feet of the resources shall be halted and the project applicant shall consult with a qualified cultural resources specialist and/or archaeologist to assess the significance of the find and formulate further mitigation. This would include coordination with the Native American Heritage Commission. The Native American Heritage Commission will contact the Wiyot Tribe, as deemed necessary, to assist in assessing the significance of any find. If any find is determined to be of significance, representative(s) of the project applicant, City of Eureka, Wiyot Tribe, and a qualified archaeologist would meet to determine the appropriate course of action. Pursuant to the California Health and Safety Code Section 7050.5, if human remains are encountered, all work will cease and the County coroner will be contacted. The County coroner and Native American Heritage Commission will be charged with determining if the human remains are of</p>	<ul style="list-style-type: none"> ▶ CONT ▶ City ▶ BD 	<p>All construction activities must be in compliance at all times.</p>	<p>During all ground disturbing activity.</p>	<p>Cultural resource specialist/coroner contacted in the event of discovery.</p>

Mitigation Measure	Person/ Agency Responsible for Monitoring	Timing for Implementation/ Compliance	Monitoring Frequency	Evidence of Compliance
Native American origin.				
Mitigation Measure VIII-1. The contractor shall use appropriate fire safety precautions during construction activities, including having on-site and readily available appropriate fire-suppression tools.	<ul style="list-style-type: none"> ▶ CONT ▶ BD ▶ EFD 	All construction activities must be in compliance at all times.	During construction activity.	Fire suppression with on-site tools and/or response by appropriate Fire agency.
Mitigation Measure VIII-2. During project construction, if there is any evidence that indicates contaminated soils are present on the site, either from visual observations or odors indicative of regulated substances, the applicant shall be responsible for performing soil sample analyses. The findings of the survey shall be submitted, as applicable, to the RWQCB, DTSC, and any other appropriate regulatory agencies. The applicant shall comply at all times with the requirements and regulations of the RWQCB, DTSC, and other agencies with regard to the handling, transport, and disposal of hazardous materials such as contaminated soils to the satisfaction of the applicable agencies.	<ul style="list-style-type: none"> ▶ RWQCB ▶ DTSC ▶ OWN ▶ CONT ▶ BD 	Prior to and during construction.	Continuing during excavation, grading and construction.	Any and all hazardous substances are identified, handled, transported and disposed of in compliance with State law.
Mitigation Measure IX-1. The applicant shall construct a bioretention cell at the northwest corner of the property as indicating on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to treat and infiltrate storm water runoff from the new building.	<ul style="list-style-type: none"> ▶ City ▶ CDD ▶ BD ▶ CONT ▶ PW ▶ ENG 	Commencement of construction.	Throughout duration of project construction and maintenance.	Final sign-off of Building Permit for construction of project.
Mitigation Measure IX-2. The applicant	<ul style="list-style-type: none"> ▶ City 	Commencement of construction.	Throughout duration	Final sign-off of Building

Mitigation Measure	Person/ Agency Responsible for Monitoring	Timing for Implementation/ Compliance	Monitoring Frequency	Evidence of Compliance
<p>shall plant a vegetative swale along the west side of the property as indicated on the site plan submitted on June 1, 2009, and the buffer reduction request report dated January 20, 2009, to filter and treat storm water runoff from the existing parking areas prior to discharging to Clark Slough.</p>	<ul style="list-style-type: none"> ▶ CDD ▶ BD ▶ CONT 		<p>of project construction and maintenance.</p>	<p>Permit for construction of project.</p>
<p>Mitigation Measure IX-3. To mitigate potential impacts to water quality and waste discharge requirements to a less than a significant level, the applicant will secure a SWPPP (if required), prior to the commencement of any construction activities.</p>	<ul style="list-style-type: none"> ▶ CONT ▶ PW ▶ BMP 	<p>Prior to construction.</p>	<p>Once to assure compliance.</p>	<p>Issuance of SWPPP or written indication one is not required.</p>
<p>Mitigation Measure IX-4. To mitigate the potential for storm water to carry additional pollutants from the proposed parking lot areas, good housekeeping including maintenance and cleaning of the parking areas is recommended on a regular basis. No debris, soil, silt, sand, bard, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from construction operations shall be allowed to enter or be placed where it can enter the ESHA. All erosion control measures and handling of petroleum products will be followed as specified in the SWPPP. Best Management Practices (BMP's) will be implemented during all phases of construction.</p>	<ul style="list-style-type: none"> ▶ CONT ▶ OWN ▶ BMP ▶ City 	<p>Prior to commencement of construction and ongoing.</p>	<p>Throughout duration of project construction and maintenance.</p>	<p>No pollutants are carried from the parking areas; no debris, soil, silt, sand, bard, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from construction operations are allowed to enter or are placed where it can enter the ESHA; erosion control measures and handling of petroleum products are followed as specified in the SWPPP, if required; BMPs implemented during all phases of</p>

Mitigation Measure	Person/ Agency Responsible for Monitoring	Timing for Implementation/ Compliance	Monitoring Frequency	Evidence of Compliance
<p>Mitigation Measure IX-5. The contractor shall implement best management practices (BMPs) as contained in the City of Eureka's Construction Best Management Practices (BMP) Manual dated March 2009, or other generally recognized stormwater BMP compilations as may be required.</p>	<ul style="list-style-type: none"> ▶ CONT ▶ BMP ▶ City ▶ BD ▶ PW 	<p>Prior to and during construction.</p>	<p>Continuing during construction.</p>	<p>construction.</p> <p>No evidence of sedimentation, sloughing, or other construction runoff from site.</p>
<p>Mitigation Measure IX-6. The bioretention cell and vegetative swale shall be inspected twice annually (spring and fall) for a period of three years. Monitoring should consist of visual, qualitative observation of the health of the planted areas, including indicators of disease and mortality. If any species that is planted dies or is diseased during the three year monitoring period, it will be replaced with a species suitable for the area. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.</p>	<ul style="list-style-type: none"> ▶ OWN ▶ City 	<p>Each spring and fall following completion of construction for three years (3 of each season).</p>	<p>Twice annually (spring and fall).</p>	<p>Visual, qualitative observation of the health of the planted areas, including indicators of disease and mortality. Replacement with a species suitable for the area of any species that dies or is diseased during the three year monitoring period. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.</p>
<p>Mitigation Measure IX-7. The property owner shall insure the continued viability and health of the bioretention cell and vegetative swale following the three year monitoring period with a goal of a minimum of 75 percent survival of the plant materials.</p>	<ul style="list-style-type: none"> ▶ OWN ▶ City 	<p>Ongoing following end of three year monitoring period.</p>	<p>Ongoing.</p>	<p>Minimum 75 percent survival of the plant materials.</p>

Mitigation Measure	Person/ Agency Responsible for Monitoring	Timing for Implementation/ Compliance	Monitoring Frequency	Evidence of Compliance
<p>Mitigation Measure XII-1. Hours of construction activities shall be limited to daylight hours, generally from 8:00 a.m. to 5:00 p.m., Monday through Friday; the hours of construction may be increased with prior approval from the City based on an expressed need by the contractor.</p>	<ul style="list-style-type: none"> ▶ CONT ▶ OWN ▶ City 	<p>All construction activities must be in compliance at all times.</p>	<p>Duration of construction.</p>	<p>Work performed only between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.</p>



Reference: 007007.100

January 20, 2009

Mr. Robert Colburn
P.O. Box 3667
Eureka, CA 95502

RECEIVED
JAN 26 2009
DEPARTMENT OF
COMMUNITY DEVELOPMENT

**Subject: Buffer Reduction Request for the Proposed Colburn Warehouse,
Eureka, California; APN 003-111-06**

Dear Mr. Colburn:

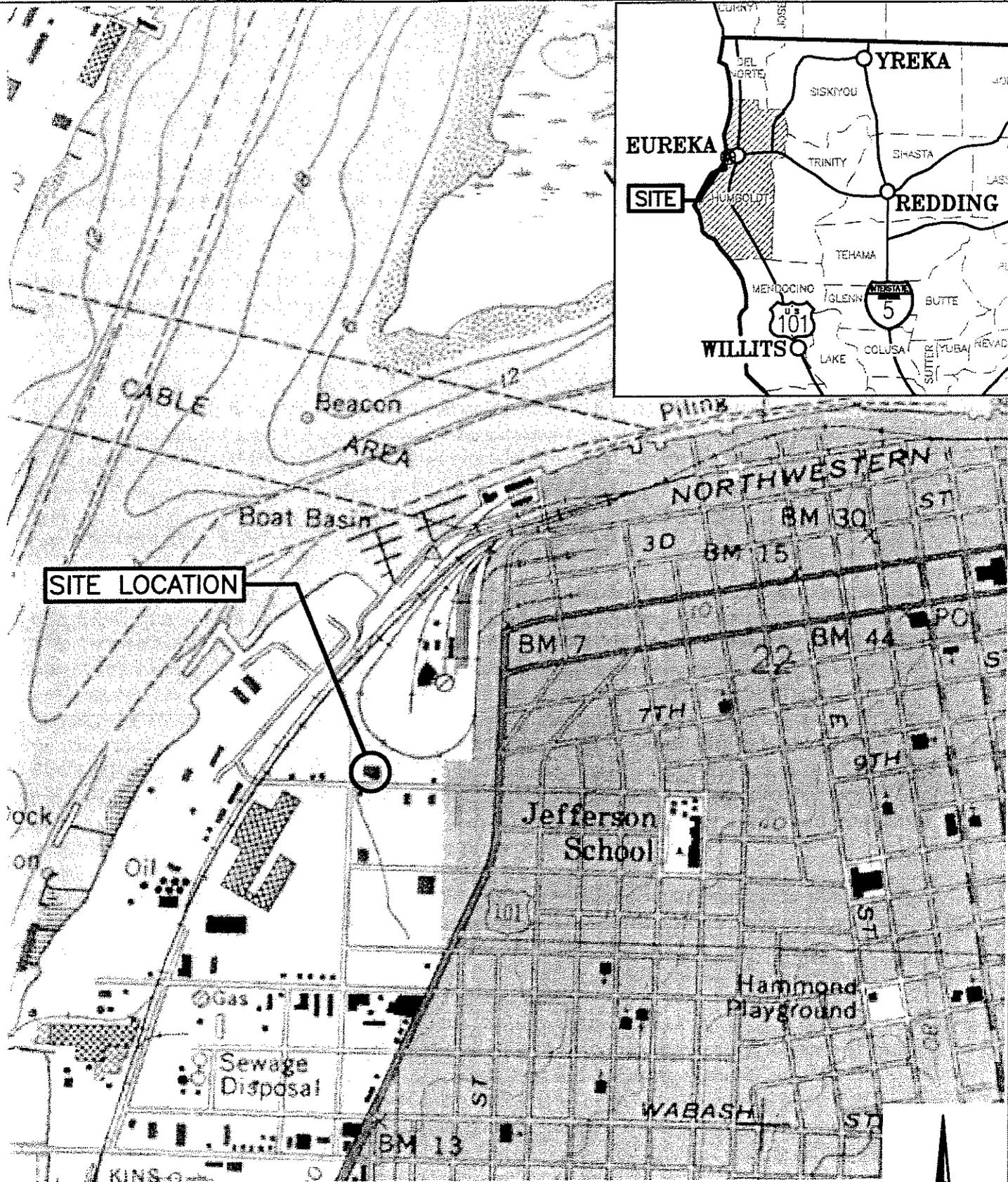
Based on our meeting with the City of Eureka in October 2008, SHN Consulting Engineers & Geologists, Inc. (SHN) has prepared this updated buffer reduction request related to the Environmentally Sensitive Habitat Area (ESHA) located adjacent to your proposed Colburn Warehouse. The site of the proposed warehouse is Assessors Parcel Number (APN) 003-111-06 located at 722 W. Washington Street, Eureka, California (Figure 1). The parcel is currently developed with an existing warehouse and parking lot located on the southern half of the site. The proposed warehouse will be located on the northern half of the site, in an area that is currently vacant open space. This reduced buffer width analysis and proposed mitigation plan is based on the City of Eureka's (City) *Coastal Development Permit, Supplemental Application Information, Request for Reduced Buffer Width Adjacent to Environmentally Sensitive Habitat Areas*.

Introduction and Background

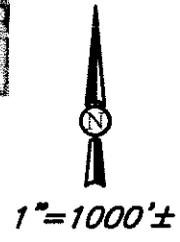
On January 16 and April 3, 2007 and March 27, 2008, SHN conducted site visits at the project site located at 722 W. Washington Street in Eureka for the purpose of assessing ESHA located adjacent to the site, including Clark Slough. The proposed project consists of constructing a 2,858-square foot (ft²) warehouse on APN 003-111-06. The warehouse will include living quarters on the second floor for the building watchman. There is an existing warehouse on-site that will remain. No fuel or flammable liquids will be stored in the new warehouse. Four new parking spaces will be added to the site, for a total of ten parking spaces.

The parcel is zoned limited industrial (ML), is located within the coastal zone, and is subject to the City of Eureka General Plan Local Coastal Program (LCP; COE, 1984). The LCP identifies ESHAs throughout the planning area and Clark Slough meets the criteria the City has developed (LCP, 6A.6). The City requires a minimum buffer of 100 feet from all permitted development adjacent to ESHA (LCP, 6A.19). However, if the applicant demonstrates through site-specific information, the type and size of proposed development, and/or mitigation that the proposed project will achieve the purposes of the buffer, a reduced buffer may be approved (LCP, 6A.19).

Due to the size of the parcel, building design constraints, and existing development on the site, the only option for developing the project site is to obtain an ESHA buffer reduction that will not result in a significant impact to surrounding natural resources.



SOURCE: EUREKA
USGS 7.5 MINUTE
QUADRANGLE



I:\2007\007007-COLBURN\drafting_SAVED: 1/9/2009 5:08 PM NDOWNEY, PLOTTED: 1/21/2009 4:56 PM, LISA K. STROMME

SHN
Consulting Engineers
& Geologists, Inc.

ESHA Buffer Reduction Request
Proposed Colburn Warehouse
722 W. Washington Street

Site Location Map
SHN 007007

January 2009

007007-ESHA-SITELOC

Figure 1

The proposed warehouse is essentially an infill development project that would develop the under-utilized and degraded portions of the project site; thus improving site conditions and reducing the need for new off-site development. The proposed development is consistent with the character and scale of the surrounding area and existing developments. The project site is located in an area that already has a commercial and industrial infrastructure base and although the subject parcel is located adjacent to Clark Slough ESHA, the surrounding developed properties do not offer significant habitat for wildlife.

The purpose of this letter is to demonstrate that based on site-specific restrictions a 100-foot buffer is physically infeasible, and with site enhancements (mitigation), an approximately 40-foot buffer can be established between the proposed new development and the ESHA that will achieve the same purposes as a 100-foot buffer, as well as provide significant improvements over existing conditions.

Environmental Setting

The project site is located at the corner of Koster Street and Washington Street, approximately 0.25 miles from Humboldt Bay (T5N, R1W, Section 22; Figure 1). Elevation at the site is approximately 10 feet above Mean Sea Level (MSL). The site is located within an area of Eureka that consists of mixed commercial and industrial uses. The properties to the north and west of the project site are undeveloped and/or consist of remnants of former developments. The prominent natural resources in the vicinity of the site include Clark Slough, which is located on the adjacent parcel to the west, and wetlands on the parcels to the north (pers. comm. S. Olsen, City of Eureka). The parcel to the east of the site is currently developed with structure(s) for commercial use. This parcel and the other parcels located east of the project site and adjacent to the wetlands to the north appear to have less than a 100-foot buffer between existing developed areas and identified wetland areas. Washington Street borders the southern property boundary.

The environmental setting within the City of Eureka is predominately affected by the mild maritime climate, active tectonic processes that are manifested in the geomorphic landscape, and current and historical development. Influence from these factors is evident in the variety of habitat types found throughout the City, which include freshwater wetlands, salt marshes, deepwater channels, intertidal areas, and North Coast coniferous forest.

Site photos are provided in Attachment 1. The southern half of the project site is developed and consists of a paved parking lot, a 3,734-ft² office building, and 6 parking spaces (Photo 1). The northern half of the parcel is undeveloped and consists of an open gravel area where the 2,858-ft² warehouse is proposed for construction (Photo 2). Habitat at the site is disturbed and is dominated by ruderal species. Vegetation in the gravel area and along the boundary of the site consists of pampas grass (*Cortaderia jubata*), fennel (*Foeniculum vulgare*), English daisy (*Bellis perennis*), clovers (*Trifolium* spp.), and various grass species. No sensitive habitats, such as ESHA, are located on the subject parcel.

Planting Plan

The planting plan proposed as part of this buffer reduction request will facilitate increased retention time in the vegetated swale system, and will also greatly improve habitat value by creating an ecotone in the bioretention cell for the benefit of wildlife species. The proposed planting plan for the bioretention cell and vegetated swale includes a mosaic of native grasses and shrubs that are tolerant of variable upland conditions (Table 1). Emphasis is placed on shrub species rather than herbaceous species in an effort to out-compete nonnative herbaceous species, which are currently widespread surrounding the project site, and to accelerate the development of a functioning buffer from Clark Slough. In order to reduce the initial onset of nonnative herbaceous species from establishing in the buffer, native grasses have been included in the planting plan. The goal of the planting plan is to create a buffer from Clark Slough that is currently lacking and provide wildlife habitat for avian species that may currently forage, nest, or roost along Clark Slough.

Table 1 Vegetated Swale and Bioretention Cell Planting Plan Proposed Colburn Warehouse, Eureka, CA	
Latin Name	Common Name
Shrubs	
<i>Myrica californica</i>	California wax myrtle
<i>Rhamnus purshiana</i>	casacara
<i>Ribes sanguinuem var. glutinosum</i>	pink-flowering currant
<i>Baccharis pilularis</i>	coyote bush
Grasses	
<i>Bromus carinatus</i>	California brome
<i>Danthonia californica</i>	California oatgrass
<i>Elymus glaucus ssp. glaucus</i>	blue wildrye
<i>Hordeum brachyantherum</i>	meadow barley
<i>Festuca rubra</i>	red fescue
Trees	
<i>Salix lucida ssp. lasiandra</i>	Pacific willow
<i>Salix lasiolepis</i>	arroyo willow
<i>Alnus rubra</i>	red alder

Due to the limited amount of buildable space on the parcel, the proposed development encroaches on the Clark Slough ESHA 100-foot buffer; however development at the project site will not encroach on the surrounding habitat or result in significant adverse impacts to surrounding natural resources as long as the recommendations in this buffer reduction request are implemented as specified. The following sections address specific items concerning the justification of the buffer reduction request.

1. Biological Significance of Adjacent Lands

No functional relationship exists between the project site and wetlands located off site, including Clark Slough and the wetlands to the north. Throughout Eureka, the vegetation along Clark Slough provides feeding, breeding, and resting habitat for migratory or resident passerines and the Slough itself supports common aquatic species. Adjacent to the project site; however, the banks along Clark Slough are extensively disturbed and protected by riprap. In this area, the Slough itself appears to provide minimal habitat value and perform limited wetland functions. There is approximately a 3-foot strip of ruderal vegetation dominated by invasive, non-native species between the property line, located at the edge of pavement, and the riprap slope of Clark Slough (Photo 3). An abrupt topographical change also separates the site proposed for development and the ESHA of Clark Slough.

Within the open space paved and unpaved portions of the site, no current ecological values (e.g., nesting, feeding, breeding, or resting habitat) are present. No habitat would be removed from APN 03-111-06 due to the proposed development, because none currently exists. Development of the proposed warehouse will not impact existing habitat values in Clark Slough or the wetlands to the north, because no functional relationship currently exists between these areas and the project site.

2. Sensitivity of Species to Disturbance

As stated above, Clark Slough provides limited habitat for terrestrial and aquatic wildlife species, but that habitat is lacking from the project site. Existing development is located at the site and in the vicinity; therefore noise levels in the area are reflective of the surrounding industrial and commercial land uses. It is unlikely that terrestrial wildlife species that are particularly sensitive to disturbances and human activity inhabit the portion of Clark Slough adjacent to the project site. Within the proposed development layout, SHN's Ecologist and Water Resources Engineer have designed a buffer that will create habitat for passerines, the vertebrates most likely to use the created habitat, as well as provide detention and treatment of stormwater runoff from the site.

The proposed buffer width is dictated by the architectural design and layout of the facility and existing development on the site.

- A. Habitat will be created where habitat does not currently exist, which will provide ecological value for terrestrial wildlife that may use Clark Slough.
- B. The proposed site improvements will create a buffer between the ESHA of Clark Slough and the proposed and existing developments on site. Under existing conditions, there is no buffer.
- C. It is unlikely that construction of the warehouse and buffer will create disturbance beyond the existing commercial and industrial baseline for activity in and surrounding the project site. In the long-term, terrestrial species will benefit from the creation of the buffer and additional stormwater management at the site.

3. Susceptibility of Parcel to Erosion

This proposed buffer reduction request takes into account site topography, existing development (including impervious surfaces), newly created impervious surfaces, and erosion potential to create a naturally functioning buffer that helps protect downslope ESHAs. The existing potential for erosion at the site is minimal due to the flat topography. However, due to the slight downward gradient from the project site to the surrounding parcels, there is a potential for off-site erosion. Constructing the proposed buffer and using BMPs during construction will significantly reduce the potential for off-site erosion.

4. Use of Natural Topographic Features to Locate Development

Due to property boundaries and existing development on site, the use of natural topographic features at the site is not applicable. Similar to the discussion above, the developable portion of the project site is dictated by property boundaries and the existing development. The buffer is proposed to be located a few feet from the top of bank of Clark Slough, which once implemented, will provide a buffer to the ESHA that is currently lacking, while not adversely impacting topographic features. Additionally, the proposed buffer is located above the sensitive resources within and adjacent to Clark Slough. With the use of BMPs during project construction, this proposed development should not adversely impact the Clark Slough ESHA.

5. Use of Existing Cultural Features to Locate Buffer Zones

The proposed development is located adjacent to Washington Street on a parcel that has been previously developed. The proposed development, based on existing structures and property ownership, is located adjacent to existing anthropogenic features and away from the ESHA, to the extent possible. By implementing the buffer, the ESHA of Clark Slough will be enhanced compared to existing conditions.

6. Lot Configuration and Locations of Existing Development

The existing on-site building is located 40 feet from the western property boundary and Clark Slough. The new warehouse would have the same setbacks from the property line and Clark Slough. Due to the 10-foot setback that the City requires around the property boundary, the new warehouse cannot be setback any further from the western property boundary. However, by implementing the proposed 40-foot buffer near the new development area, the buffer reduction from the Clark Slough ESHA is mitigated to a less than significant level.

7. Type and Scale of Development

The proposed development is located in an existing urbanized area and is consistent with the character and scale of the surrounding area and development. Although the subject parcel is located adjacent to the Clark Slough ESHA, the existing configuration of Washington Street is commercial and industrial in nature, and the surrounding developed properties do not offer significant habitat for wildlife. The proposed development would not adversely affect the use and value of the areas

adjacent to the property. Instead, the proposed buffer, although reduced in size, would be sufficient to ensure and enhance the biological integrity and preservation of the ESHA it is designed to protect. Essentially, the reduced buffer would be more protective of ESHA resources in comparison to what presently exist.

The proposed project consists of constructing a 2,858-ft² warehouse on APN 003-111-06. The warehouse will include living quarters on the second floor for the building watchman. The proposed project is an infill development project that would develop an underutilized degraded parcel within an area that already has a commercial and industrial infrastructure base. The proposed project would make better use of the property while reducing the need for new off-site development. This design provides for efficient land use with minimal intensification beyond existing conditions. Stormwater management for runoff from the new development will be provided by the proposed bioretention cell and vegetated swale system.

Monitoring Plan

The proposed buffer should be inspected twice annually (spring and fall) for a period of three years. Monitoring should consist of visual, qualitative observation of the health of the planted buffer, including indicators of disease and mortality. If any species that is planted dies or is diseased during the three year monitoring period, it will be replaced with a species suitable for the area. Success criteria for any species planted should be 75 percent survival at the completion of the monitoring period.

Summary

The proposed development will be structured in such a way that pre-development conditions will be altered only to promote proper management of stormwater runoff and the enhancement of the ESHA. Currently, the site has existing development and there is no ecological value present in the developed or undeveloped portions of the site. The project will not impact the Clark Slough ESHA; instead, it will improve the quality and quantity of habitat available. The site is severely degraded from anthropogenic disturbances and any enhancements would be beneficial.

The reduced buffer width will incorporate habitat and stormwater management features that are currently lacking at the site. The proposed planting plan and BMPs will provide a functional buffer that will reduce the defined line of development, in turn creating a transitional habitat between the Clark Slough ESHA and the proposed development. Habitat components provided by the buffer include plant species diversity, structural and vegetation community complexity, and wildlife habitat. It is our professional judgment that the reduced 40-foot buffer as proposed will fulfill its function as an effective buffer and proposed site enhancements will establish lasting ecological benefits, especially in comparison to existing site conditions.

If you have any questions, please contact either Aimee Weber or Lisa Stromme at 707-441-8855.

Sincerely,

SHN Consulting Engineers & Geologists, Inc.



Aimee C. Weber, CAE
Botanist/ Ecologist



Lisa K. Stromme, P.E.
Water Resources Engineer

ACW/LKS:lms

Attachments: 1. Site Photos
 2. Schematics

c. w/attach.: Sidnie Olsen, City of Eureka
 Mark Gaxiola, Matson & Vallerga Architects, Inc.

References

City of Eureka. (NR). *Coastal Development Permit, Supplemental Application Information, Request for a Reduced Buffer Width Adjacent to Environmentally Sensitive Habitat Areas*. Eureka: City of Eureka.

---. (1984) Eureka General Plan. Eureka: City of Eureka.

Olsen, Sidnie. Pers. comm., various dates throughout 2007.

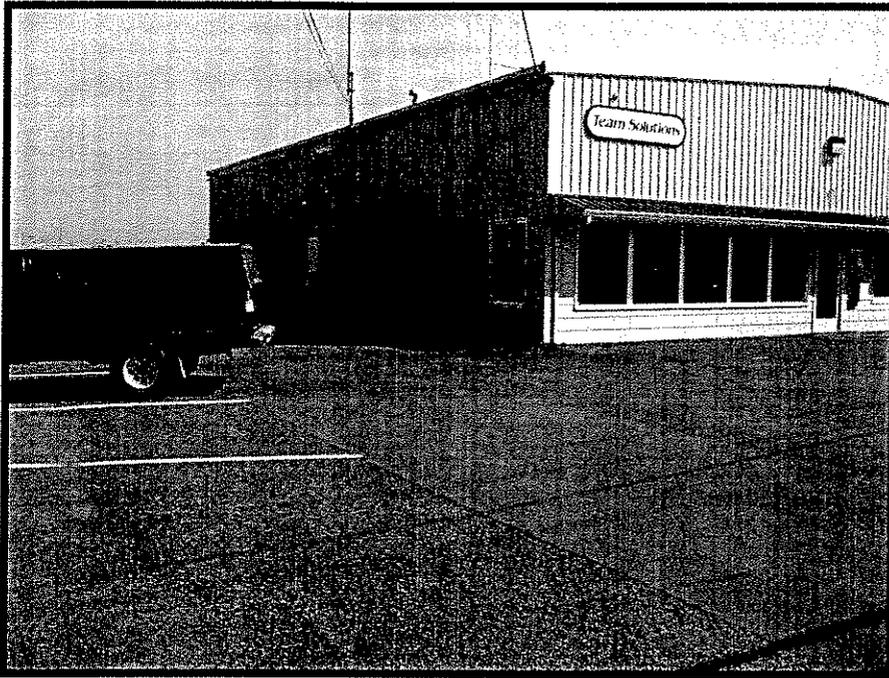


Photo 1. Photo 1 shows the existing on-site, building parking lot, and some of the parking spaces. Photo taken by SHN on 4-3-07; orientation is northeast.

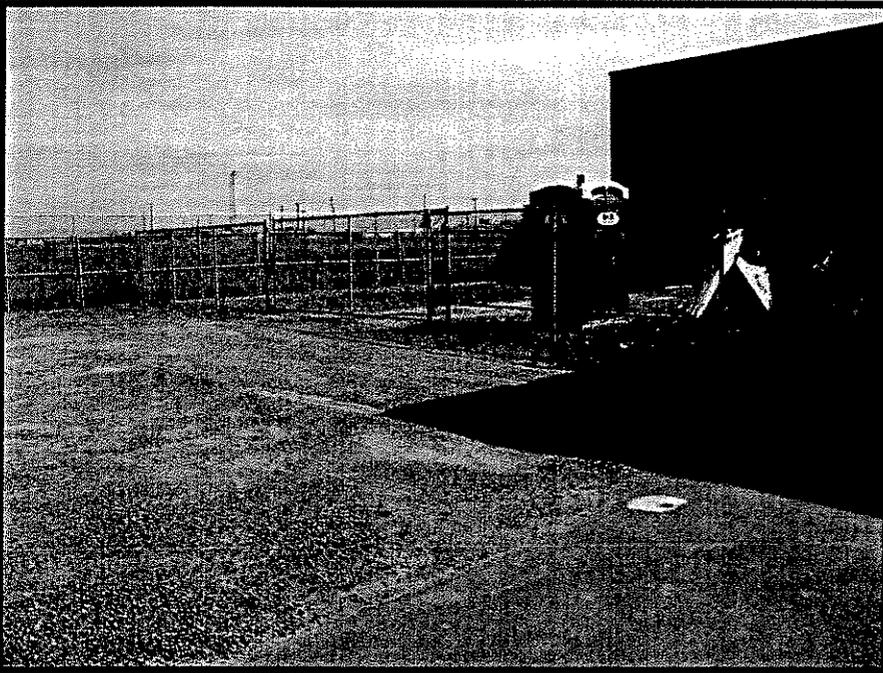


Photo 2. Photo 2 shows the area where the new warehouse is proposed for construction (within the unpaved fenced off area that is located behind the existing on-site building). Note that the building located on the parcel to the east is also shown in this picture. Photo taken by SHN on 4-3-07; orientation is northeast.

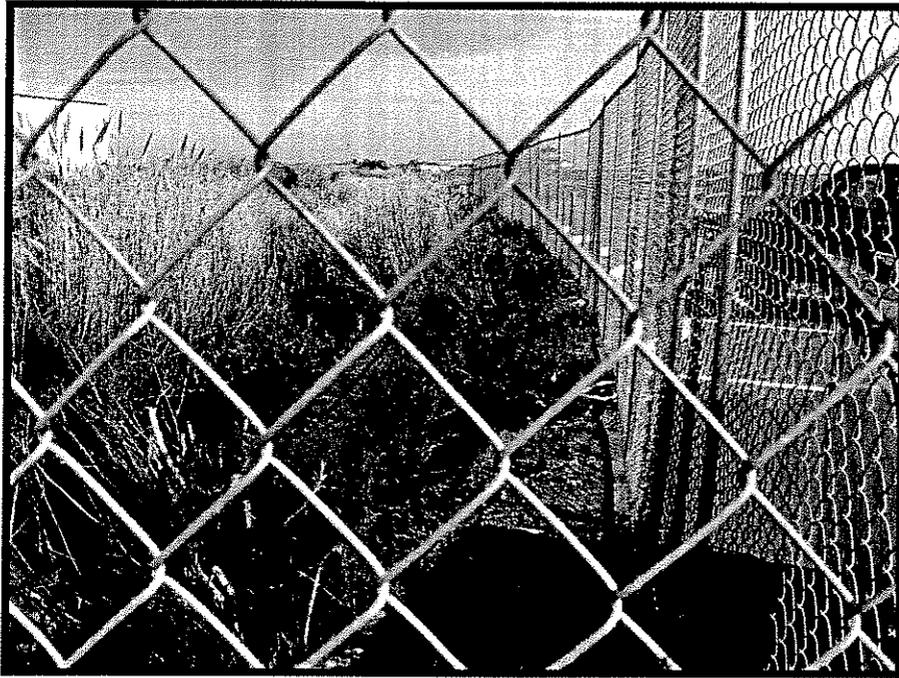
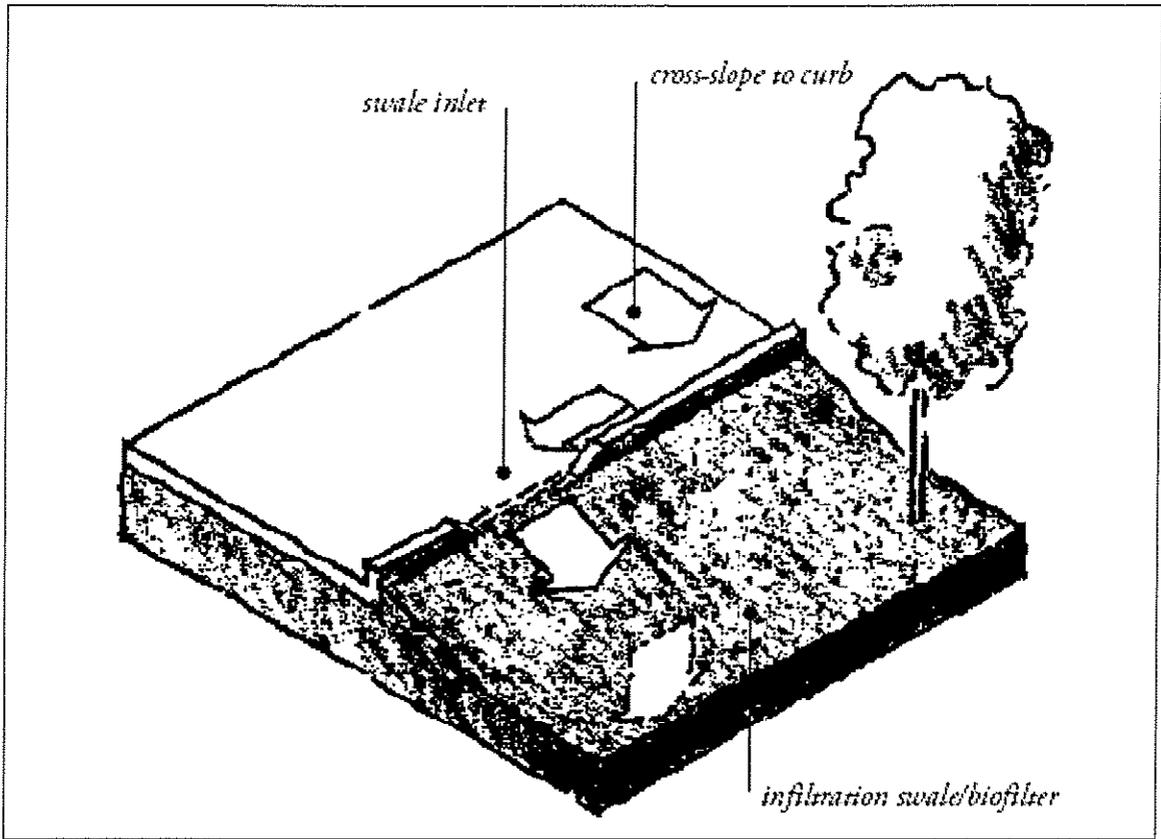
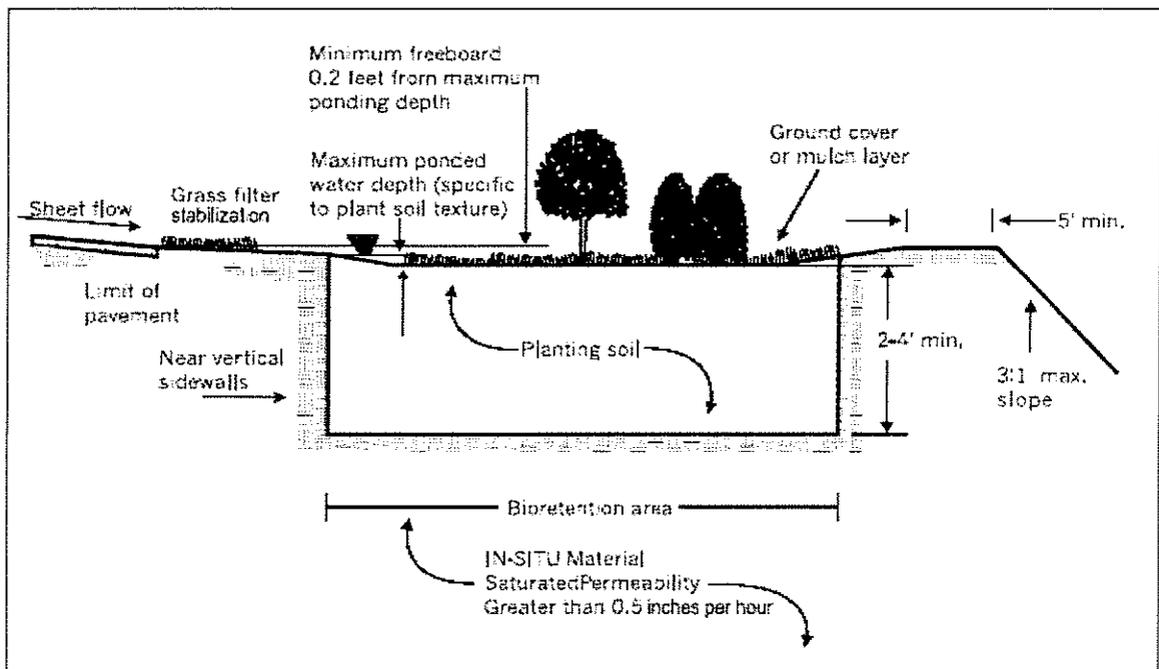


Photo 3. Photo 3 shows Clark Slough adjacent to the project site and the western property boundary of the subject site. Note the lack of a buffer from existing development and Clark Slough. Photo taken by SHN on 4-3-07; orientation is north.



Schematic A. Vegetated Swale Concept (5-foot setback)



Schematic B. Bioretention Cell Concept (40-foot buffer)

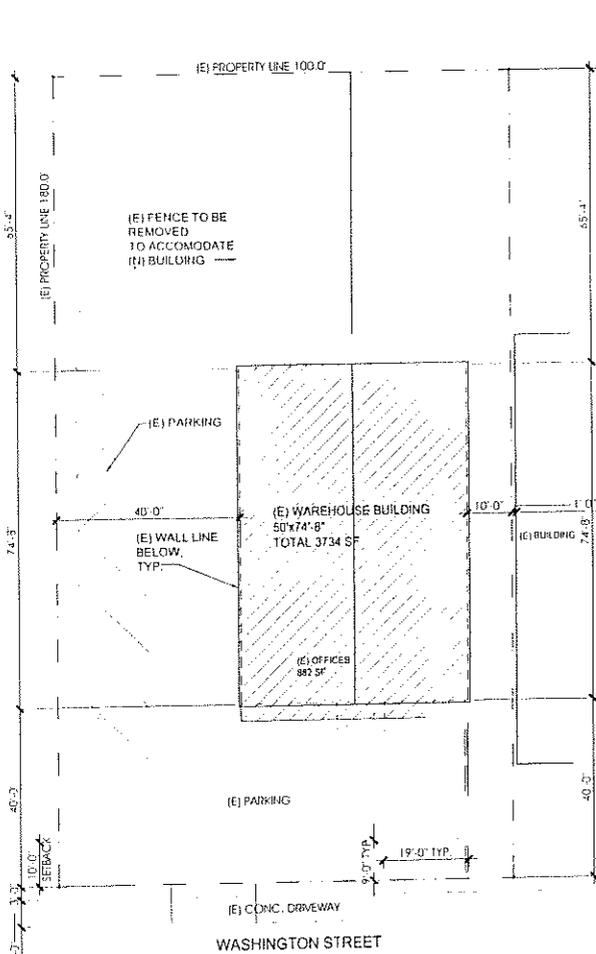
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COLBURN WAREHOUSE

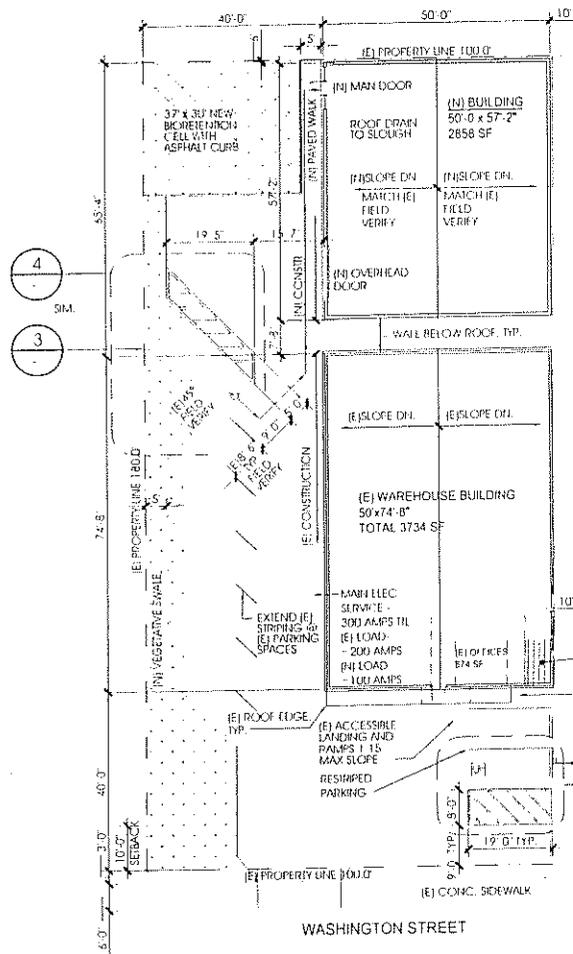
722 W. WASHINGTON ST.

EUREKA, HUMBOLDT COUNTY, CALIFORNIA

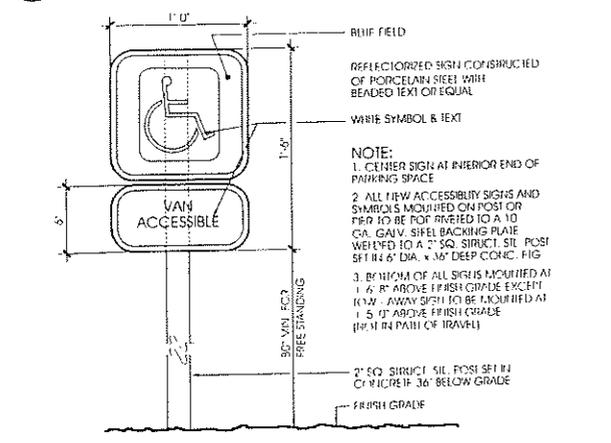
A.P.N. 3-111-06-F



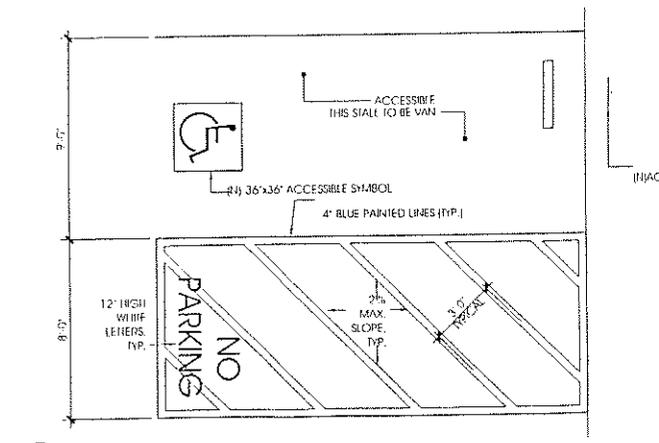
2 DEMOLITION SITE PLAN
SCALE: 1" = 20'-0"



1 NEW SITE PLAN AND ROOF PLAN
SCALE: 1" = 20'-0"



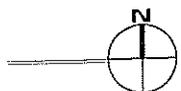
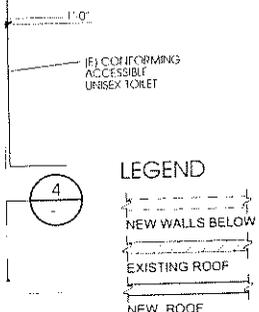
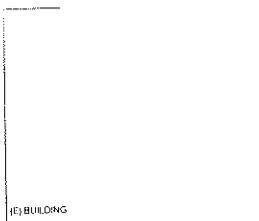
5 ACCESSIBLE PARKING SIGN
SCALE: NTS



4 ACCESSIBLE PARKING
SCALE: 1/4" = 1'-0"

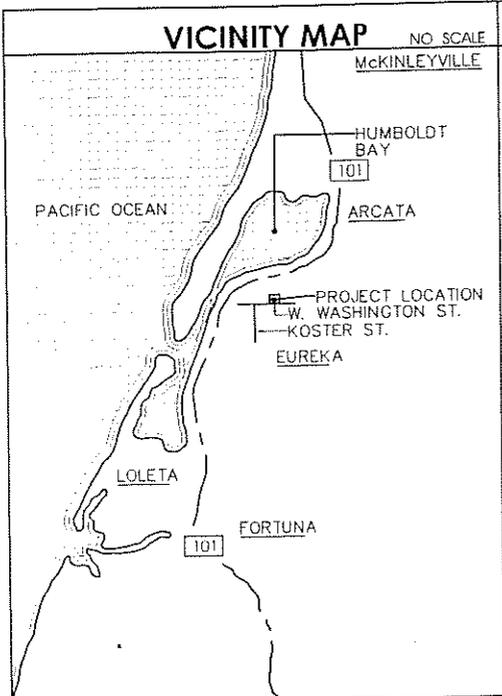
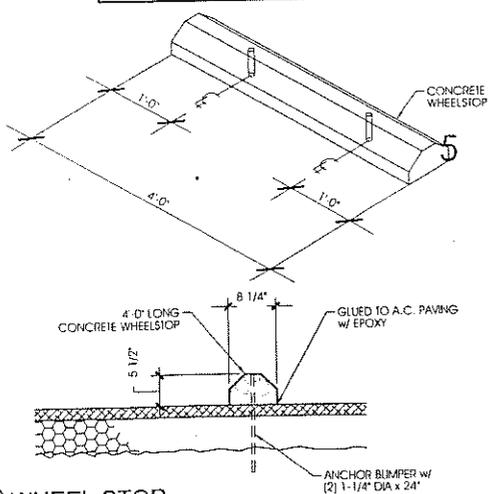
N I A

161-540-0000 FAX 161-540-0000



SCALE PARKING SIGN TYP.

3 WHEEL STOP



SCOPE & INTENT OF WORK

A (N) METAL BUILDING TO BE LOCATED BEHIND EXISTING METAL BUILDING AND (N) ADDITIONAL DRIVEWAY WITH THE PARKING LOT RESTRIPPED

CODE ANALYSIS

ZONED: ML
SIF: 100' x 180' = 18,000 SF
(F) BUILDING = 3734 SF
(N) BUILDING (2858 SF) + MEZZANINE (724 SF) = 3582 SF
(E) BUILDING + (N) BUILDING = 7316 SF
WAREHOUSE PARKING: 1 SPACE/1000 SF
OFFICE PARKING = 1 SPACE/300 SF
(E) WAREHOUSE PARKING REQUIREMENTS = 3374 SQ.FT. (274 OFFICE SPACE) SQ. FT. = 2700 SQ.FT.
(E) PARKING REQ'D = 2700/1000 + 274/300 = 5 SPACES
1 ACC. SPACE REQUIRED
(N) WAREHOUSE PARKING REQUIRED 2858/1000 + 1 SPACE FOR WATCHMAN'S QUARTERS = 4 SPACES REQUIRED
1 ACC. SPACE NOT EXCLUSIVE TO ACC. (11.2'982)
SEBACKS = 10' FROM YARD
MAX. HEIGHT = 35'-0" OVERALL AVERAGE HEIGHT
OCCUPANCY S2 AND D3
TYPE OF CONSTRUCTION: V-N
SPRINKLERS: NO
(E) BUILDING OCCUPANCY: S2 (REFER TO BUILDING CODE SECTION FOR S02.1, 2, 2 FOR EXCEPTION OF ADMINISTRATIVE OFFICES. SEPARATION BETWEEN NON-LOADBEARING WALLS 5'-0" MIN. UNLESS RAISED)

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2001 EDITIONS OF THE CALIFORNIA BUILDING/PLUMBING/MECHANICAL CODES AND THE 2004 EDITION OF THE CALIFORNIA ELECTRICAL CODE, WHICH ADOPT THE 1997 UBC, 2000 UMC, 2000 UPC AND THE 2002 NEC.

DRAWING INDEX

AD.0	COVER SHEET, DEMOLITION AND NEW SITE PLAN, VICINITY MAP, DRAWING INDEX & SCOPE OF WORK
A2.1	FLOOR PLAN
A2.2	MEZZANINE PLAN AND SCHEDULES
A3.1	EXTERIOR AND INTERIOR ELEVATIONS
A4.1	BUILDING SECTION AND DETAILS
A5.1	WAREHOUSE ENERGY CALCULATIONS
A5.2	WAREHOUSE ENERGY CALCULATIONS
A5.3	WAREHOUSE ENERGY CALCULATIONS
S1	GENERAL NOTES AND SPECIFICATIONS
S2	FOUNDATION PLAN AND DETAILS
S3	MEZZANINE FRAMING PLAN
E1.1	ELECTRICAL FLOOR PLANS

SEE ATTACHED METAL BUILDING DRAWINGS FOR REFERENCE

ABBREVIATIONS

ACT	ACOUSTICAL TILE	M.H.	MANHOLE
A/C	AIR CONDITIONING	MR	MOISTURE RESISTANT
A.C.P.	ACoustical CEILING PANEL (LAY IN)	MAX.	MAXIMUM
ALT.	ALTERNATE	MECH.	MECHANICAL
A.B.	ANCHOR BOLT	MFL	META
ARCH.	ARCHITECT (URAL)	MIN.	MINIMUM
ASPH.	ASPHALT	MISC.	MISCELLANEOUS
B.M.	BENCHMARK	(N)	NEW
BLK'G.	BLOCKING	N/C	NOT IN CONTRACT
BLD'G.	BUILDING	N.T.S.	NOT TO SCALE
B.S.	BOTH SIDES	O.C.	ON CENTER (S)
B.U.R.	BUILT UP ROOFING	OPP.	OPPOSITE
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
CLG.	CEILING	O/	OVER
C.T.	CERAMIC TILE	O.H.	OVERHANG
C.B.	CHALKBOARD	P. BD.	PARTICLE BOARD
CLR.	CLEARANCE	PLAS.	PLASTER
COL.	COLUMN	PL.	PLASTIC LAMINATE
CONC.	CONCRETE	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PL. GL	PLATE GLASS
CONST.	CONSTRUCTION	PLYWD	PLYWOOD
CONT.	CONTINUOUS OR CONTINUE	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CORR.	CORRUGATED	PFB.	PREFABRICATE (D)
CTR.	CENTER	P.S.C.	PRESTRESSED CONCRETE
CU. YD.	CUBIC FOOT	P.L.	PROPERTY LINE
CU. YD.	CUBIC YARD	RAD.	RADIUS
DEMO.	DEMOLITION	REF.	REFERENCE
D.I.	DROP INLET	RFL.	REFLECT (ED), (IVE), (OR)
DIAG.	DIAGONAL	REFR.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCE (D), (ING)
DIM.	DIMENSION	R.H.	RIGHT HAND
DISP.	DISPENSER	R.O.W.	RIGHT OF WAY
DIV.	DIVISION	RWD.	REDWOOD
DR.	DOOR	RM	ROOM
D.S.	DOWNSPOUT	R-W.L.	RAIN WATER LEADER
DRWG.	DRAWING	R.O.	ROUGH OPENING
D.F.	DRINKING FOUNTAIN	S.G.	SAFETY GLASS
E.B.	EXPANSION BOLT	SCH.	SCHEDULE
E.X.P.	EXPANSION JOINT	SEC.	SECTION
ELEV.	ELEVATION	SHM.	SIMILAR
EXP.	EXPANSION	S.C.	SOLID CORE
EXT.	EXTERIOR	S.C.	SOLID CORE
FIN.	FINISH (ED)	S.P.	SOUND PROOF
F.A.	FIRE ALARM	SPEC.	SPECIFICATION (S)
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.E.C.	FIRE EXTINGUISHER CABINET	S.S.	STAINLESS STEEL
FLR.	FLOOR (ING)	STOR.	STORAGE
F.R.G.B.	FIRE RATED GYPSUM BOARD	S.D.	STORM DRAIN
F.D.	FLOOR DRAIN	S.T.R.	STRUCTURAL
FLUR.	FLUORESCENT	SUS.	SUSPENDED
FTG.	FOOTING	S.V.	SHEET VINYL
FUR.	FURRED (ING)	T.B.	TACKBOARD
G.A.	GAGE, GAUGE	TEL.	TELEPHONE
G.G.	GYPSUM BOARD	T.V.	TELEVISION
G.I.	GALVANIZED IRON	THK.	THICK (NESS)
GL.	GLAZING	THR.	THRESHOLD & GROOVE
H.V.A.C.	HEATING/VENT./AIRCONDITIONING	T&C	TONGUE & GROOVE
H.T.	HEIGHT	T.P.D.	TOILET PAPER DISPENSER
H.C.	HOLLOW CORE	TYP.	TYPICAL
H.M.	HOLLOW METAL	U/	UNDER
HORIZ.	HORIZONTAL	V.B.	VAPOR BARRIER
H.B.	HOSE BIBB	V.C.T.	VINYL COMPOSITION TILE
I.D.	INSIDE DIAMETER	VERT.	VERTICAL
INSL.	INSULATE (D), (ION)	W.SCT.	WAINSCOT
INT.	INTERIOR	W.C.	WATER CLOSET
JT.	JOINT	W.H.	WATER HEATER
K.O.	KNOCKOUT	W.P.	WATERPROOF (ING)
L.B.	LAG BOLT	W.R.	WATER RESISTANT
LAM.	LAMINATE (D)	W.W.M.	WELDED WIRE MESH
LAV.	LAVATORY	W/	WIRE GLASS
L.H.	LEFT HAND	W/O	WITHOUT
WT.	WEIGHT		

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FAX (707) 443-4792

Matson & Vallera
ARCHITECTS, INC.

COVER SHEET, SITE PLAN

(N) WAREHOUSE ADDITION
COLBURN WAREHOUSE
A.P.N. 3-11-106-F
722 W. WASHINGTON ST.
EUREKA, HUMBOLDT COUNTY, CALIFORNIA

LICENSED ARCHITECT
MARK A. GAKIOLA
C-23899
REN 05/31/07
STATE OF CALIFORNIA

DRAWN BY L.K.
CHECKED BY M.A.G.
JOB NO 05157
DATE 06/01/09
DRAWING NO