CHAPTER 6
Mitigation Monitoring and Reporting Program

A. Introduction

When approving projects with Environmental Impact Reports (EIRs) that identify significant impacts, the California Environmental Quality Act (CEQA) requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project, may be made conditions of project approval as set forth in a Mitigation Monitoring and Reporting Program (MMRP). The program must be designed to ensure project compliance with mitigation measures during project implementation.

The MMRP includes the mitigation measures identified in the EIR required to address only the significant impacts associated with the project being approved. The required mitigation measures are summarized in this program; the full text of the impact analysis and mitigation measures is presented in the Draft EIR in Chapter II, Summary.

B. Format

The MMRP is organized in a table format (see Table 6-1), keyed to each significant impact and each EIR mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows:

- **Mitigation Measures adopted as Conditions of Approval:** This column presents the mitigation measure identified in the EIR.

- **Phase:** The proposed project would be constructed in phases, and the Project Applicant is only seeking approvals and entitlements for the Phase 1 of the proposed project. Mitigation measures relating only to impacts of Phase 1, or only to future phases, are noted as such.

- **Implementation Procedures:** This column identifies the procedures associated with implementation of the migration measure.

- **Monitoring Responsibility:** This column contains an assignment of responsibility for the monitoring and reporting tasks.

- **Monitoring and Reporting Action:** This column refers the outcome from implementing the mitigation measure.

- **Mitigation Schedule:** The general schedule for conducting each mitigation task, identifying where appropriate both the timing and the frequency of the action.

- **Verification of Compliance:** This column will be used by the lead agency to document the person who verified the implementation of the mitigation measure and the date on which this verification occurred.

C. Enforcement

If the project is approved, the MMRP would be incorporated as a condition of such approval. Therefore, all mitigation measures for significant impacts must be carried out in order to fulfill the requirements of approval. A number of the mitigation measures would be implemented during the course of the development review process. These measures would be checked on plans, in reports, and in the field prior to construction. Most of the remaining mitigation measures would be implemented during the construction, or project implementation phase.

TABLE 6-1
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
A. Aesthetics						
A-4a: All lighting installations shall be designed and installed to be fully shielded (full cutoff) and to minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary, and shall have a maximum lamp wattage of 250 watts for commercial lighting, 100 watts incandescent, and 26 watts compact fluorescent for residential lighting. The location and design of all exterior lighting shall be shown on the site plan submitted to and approved by the City of Eureka Design Review Committee. Lighting exempt from these requirements include: 1. Lighting in swimming pools and other water features. 2. Exit signs and other illumination required by building codes. 3. Lighting for stairs and ramps, as required by the building code. 4. Signs that are regulated by the sign code. 5. Holiday and temporary lighting (less than thirty days use in any one year). 6. Low-voltage landscape lighting, but such lighting should be shielded in such a way as to eliminate glare and light trespass. See also **Mitigation Measure D-3e**.	Future Phases	Project Applicant and its contractor(s) shall prepare landscape plans that adhere to all specifications in this measure	City of Eureka Community Development Department; Building Department	Verify that the design features and recommendations listed in the mitigation measure are incorporated into the design review application for the project	Prior to approval of building permit(s)	*Verified by:* *Date:*
C. Air Quality						
C-2a: Transportation management programs shall be developed, implemented, and designed to reduce traffic congestion and automobile use within and adjacent to the project site in order to reduce total mobile-source emissions. Such a program shall include, at a minimum, the following measures: 1. Install electrical outlets at parking facilities for electrical or plug-in hybrid vehicles where appropriate and feasible; 2. Include clearly marked pedestrian and bicycle travel zones, as well as bicycle locking areas; 3. Install synchronized traffic signals to smooth traffic flows and thereby reduce pollutant emissions;	Future Phases	Project Applicant shall implement an appropriate transportation management program, based on consolation with the City	City of Eureka Community Development Department; City of Eureka Engineering Department; Caltrans	Ensure that program details determined to be necessary by the city are incorporated into the planning entitlements for the project	Prior to approval of planning entitlement for future phases and ongoing	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
C. Air Quality (cont.)						
4. Accommodate public transit; and 5. Initiate a voluntary ridesharing program for the workforce.						
C-2b: The project shall implement the following measures for reducing area source emissions: 1. Prohibit wood-burning fireplaces or devices; 2. Where applicable, fit commercial and residential building with electrical outlets on the exterior walls to promote the use of electric landscape maintenance equipment; and 3. In construction, t use low VOC and low formaldehyde architectural coatings and insulation. See also recommended **Mitigation Measures H-3a** and **K-2a**.	Future Phases	Project Applicant and its contractor(s) shall prepare building plans that adhere to all specifications in this measure	City of Eureka Community Development Department; City of Eureka Engineering Department	Verify that the design features and recommendations listed in the mitigation measure are incorporated into the design review application for the project	Prior to approval of planning entitlements for the project or issuance of building permit(s)	*Verified by:* *Date:*
D. Biology						
D-1a: Installation of exclusionary fencing material or other barrier to contain dust and grading materials from construction activities and avoid any discharges to Clark Slough and surrounding waters.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall construct an exclusionary fence to meet requirements of the mitigation measure	City of Eureka Community Development Department; City of Eureka Building Department	Review the construction plan(s) for the project to ensure the installation of a fence would occur prior to any grading or construction	*Both Phase 1 and Future Phases:* Prior to approval of grading or building permit(s)	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*
D-1b: Construction activities that cause vibration, such as pile-driving, shall be restricted to daylight hours between July 1 and November 30 unless this requirement is waived by NOAA Fisheries and/or CDFG based on a finding that no adverse impacts would occur (because, for example, the fish are not present during the proposed pile-driving time). Even during the non-migratory period use the fewest number and smallest size of piles feasible and use a cushioning block between hammer and piles, unless these measures are waived by NOAA Fisheries and/or CDFG. See also **Mitigation Measure K-2a**, which provides for other practices that would be employed to minimize any adverse effects of pile-driving, and **Mitigation Measures H-3a**.	Future Phases	Project Applicant and its contractor(s) shall incorporate into building and grading permit(s) application(s); prior to and during construction activities	City of Eureka Community Development Department; City of Eureka Building Department	Review the construction plan(s) for the project to ensure the that activities that cause vibration do not occur during nighttime hours and particular seasons during the salmonid migration period	Prior to approval of grading or building permit(s)	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
D. Biology (cont.)						
D-3a: Obtain the requisite 404 permit and 401 certification from the Corps and RWQCB, which shall, at a minimum, ensure that functions and values of replacement wetlands are equal to or greater than the functions and values of the wetlands affected by the project according to one or a combination of the following approaches deemed acceptable to the applicable regulatory agencies (e.g., Corps, RWCQB, and Coastal Commission): 1. Replace or restore the affected wetlands onsite at a minimum 1:1 ratio as necessary to ensure that the wetland functions and values shall be equal to or greater than the affected wetlands; and/or 2. Provide wetlands replacement off-site but within the same watershed as the affected wetlands at a minimum 1:1 ratio at a location and of a wetland type approved by the Corps and RWQCB; and/or 3. Contribute in-lieu funds for restoration, enhancement, or preservation of off-site wetlands, subject to approval by the Corps and RWQCB.	Phase 1	Project Applicant and its contractor(s) shall incorporate mitigation requirements into construction plans	City of Eureka Community Development Department; City of Eureka Building Department; Army Corp of Engineers; RWQCB	Review of construction plan to ensure it includes wetland replaced or restored at a minimum 1:1 ratio; if not met payment of in-lieu contribution has been received	Prior to issuance of grading permit	*Verified by:* *Date:*
D-3b: Prior to site grading, prepare a detailed Restoration Plan in accordance with the U.S. Army Corps of Engineers (Corps) *Habitat Mitigation and Monitoring Proposal Guidelines* and Regulatory Guidance letters 02-02 and 06-03; Federal Register, 2008. *Compensatory Mitigation for Losses of Aquatic Resources; Final Rule*. Department of Defense, Department of the Army, Corps of Engineers 33 CFR Parts 325 and 332; and U.S. Environmental Protection Agency 40 CFR Part 230. April 10, 2008; as well as the California Coastal Commission's *Procedural Guidance for the Review of Wetland Projects in California's Coastal Zone.* The plan shall include, at a minimum: details of methods for site selection, preparation, and remediation; exotic plant removal; excavation, grading, and rip-rap removal; establishment of hydrological function; planting materials and methods; establishment of native species; creation of an effective buffer; maintenance and trash removal; monitoring; contingency plans; and plans for long-term funding for wetland monitoring and maintenance. For 5 years following completion of the restoration project, a qualified biologist shall monitor the site biannually on the first and last month of the growing season to ensure ongoing success. Upon completion of the	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall prepare a detailed Restoration Plan that incorporates mitigation requirements Submittal of an annual report from the qualified biologist addressing the status of the restoration plan; a final report from the biologist upon completion of the restoration plan	City of Eureka Community Development Department; City of Eureka Building Department; Army Corp of Engineers; California Department of Fish and Game; California Coastal Commission	Review and approval of the restoration plan by applicable agencies Receipt of the annual and final report(s) on the status of the restoration plan	*Both Phase 1 and Future Phases:* Prior to issuance of grading or building permits; prior to construction *Future Phases:* Ongoing monitoring for 5 years after project completion	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
D. Biology (cont.)						
restoration, a qualified biologist shall confirm the success of the Restoration Plan and recommend contingency measures, if necessary, to meet the no-net-loss performance requirement.						
D-3c: Create a buffer zone surrounding the restored wetland area. The buffer shall be adequate to avoid or minimize effects on wetland and slough resources from direct and indirect disturbances such as entry of sediment, oil, or grease into the reserve; trampling of vegetation; and movement, light, or noise impacts that might interfere with habitat values or wildlife use of the slough and marsh. The buffer shall consist of earthen berms sloped toward any road or other source of runoff pollution, fencing, symbolic fencing (split rails), native vegetation such as blackberries that act as a barrier, and signs warning against intrusion.	Phase 1 Maintained in Future Phases	Project Applicant and its contractor(s) shall incorporate a buffer zone into the construction plan(s)	City of Eureka Community Development Department; City of Eureka Building Department	Approval of buffer zone size and design	Prior to issuance of grading and building permit(s)	*Verified by:* *Date:*
D-3d: An open space wetland reserve consisting of the restored estuarine wetland and the upland protective buffer area shall be established and protected by a conservation easement in accordance with California Civil Code Sections 815-816, deed restriction, or other means of preservation approved by the City of Eureka, RWQCB, and the Corps. In the event of a conservation easement, the easement holder shall be a public agency or non-profit organization (i) approved by the City of Eureka, RWQCB, and the Corps; and (ii) qualified and authorized to administer conservation lands within the State of California. The conservation easement, deed restriction, or other means of preservation shall protect against land use changes for other than conservation purposes in perpetuity and shall include an endowment for long-term management and protection of the wetland reserve.	Phase 1 Maintained in Future Phases	Project Applicant and its contractor(s) shall incorporate a wetland reserve into design plans and property agreements prior to design	City of Eureka Community Development Department; City of Eureka Building Department; Army Corp of Engineers; RWQCB	Approval of the conservation easement, deed restriction, or other means of preservation and recording of that control	Prior to issuance of grading permit	*Verified by:* *Date:*
D-3e: To minimize the potentially adverse effect of night lighting on habitat use in the restored remnant of Clark Slough, within 300 feet of the reserve, use low-intensity street lamps, low elevation lighting poles, and internal silvering of the globe or external opaque reflectors to direct light away from the slough and buffer area. See also Mitigation Measure A-4a.	Phase 1 Maintained in Future Phases	Project Applicant and its contractor(s) shall incorporate mitigation measure requirements into construction plans	City of Eureka Community Development Department; City of Eureka Building Department	Review of construction plan to ensure it includes lighting requirements	Prior to approval of the grading or building permit(s)	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
D. Biology (cont.)						
D-3f: Implementation of a non-native invasive species control program for areas disturbed as a result of construction and landscaping activities. Prior to construction, plants considered by the State of California to be exotic pest plants shall be destroyed using environmentally suitable methods, which may include the application of an herbicide approved by the United States Environmental Protection Agency for use near and within aquatic environments. During construction: 1. Educate construction workers about invasive species and control measures; 2. Ensure construction-related equipment arrives onsite free of mud or seed-bearing material by, for example, requiring wheel washing upon entry; 3. Use native seeds and straw material to the extent feasible; 4. Revegetate with appropriate native species; and 5. Prohibit the use of the following non-native invasive plants for landscaping or other planting purposes: Pampas grass (*Cortaderia jubata, C. selloana*) Tree-of-heaven (*Ailanthus altissima*) Giant reed (*Arundo donax*) Bamboo (*Bambusa spp., et al*) Cotoneaster (*Cotoneaster pannosa*) French broom (*Genista monspessulana = Cytisus monspessulanus*) Scotch broom (*Cytisus scoparius*) Blue gum (*Eucalyptus globulus*) English ivy (*Hedera helix*) Fig-marigold family members (*Conicosia, Carpobrotus and Mesembryanthemum*) Tall fescue (*Festuca arundinacea*)	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall incorporate a non-native invasive species control program into landscape plan and building permit(s) application(s)	City of Eureka Community Development Department; City of Eureka Building Department	Receive and review plans for non-native invasive species control program Receipt of report on the status of the program's implementation after each construction phase	*Phase 1* Prior to issuance of grading permit *Future Phases* Prior to issuance of building permit(s)	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
D. Biology (cont.)						
Mattress vine (*Muelenbeckia complexa*) Tree tobacco (*Nicotiana glauca*) Fountain grass (*Pennisetum setaceu* Pyracantha (*Pyracantha angustifolia*) Castor bean (*Ricinus communis*) Black locust (*Robinia pseudoacacia*) German ivy (*Delairia odorata =Senecio mikianoides*) Spanish broom (*Sparteum junceum*) Tamarisk (*Tamarix spp*.) Gorse (*Ulex europaeus*) Periwinkle (*Vinca major*) Purple fountain grass (Pennisetum setaceum)*m*)						
D-7a: Phasing of project construction shall minimize the amount of time that both the existing degraded wetlands and the wetlands in the southwest corner of the site (slated for restoration) are non-functional. Wetlands restoration work shall begin and shall continue concurrently with the remediation work. Timely completion of the restoration shall be the highest priority and shall be performed, to the extent possible, during the dry season. See also recommended Mitigation Measures D-3a through D-3f and H-3a.	Phase 1	Project Applicant and its contractor(s) shall concurrently restore wetland during remediation	City of Eureka Community Development Department; City of Eureka Building Department; RWCQB; Army Corp of Engineers	Review and approval of the remediation plan that includes wetland restoration	Prior to issuance of grading permit	*Verified by:* *Date:*
D-8a: Implement one of the following mitigation measures to reduce the potential impact on breeding birds or their nests or eggs: 1. Refrain from performing vegetation clearing/initial grading activities during the avian breeding season (February 1 to August 31); or 2. Perform pre-construction surveys to locate nesting birds in the area and establish 100 to 250-foot-wide exclusion zones around any identified active nest, depending on site conditions and nature of the work being performed.	Phase 1 Maintained in Future Phases	Project Applicant and its contractor(s) shall identify measures in the construction plan(s) to reduce impacts to birds and their nests/eggs	City of Eureka Community Development Department	Review and approval of the construction plan that includes bird avoidance	Prior to issuance of grading or building permit	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
E. Cultural Resources						
E-2a: The following measures shall be required for each phase of development that involves construction or other ground-disturbing activities to occur to a surface depth below historical fill on the site and in the geographic areas specifically delineated as "highly sensitive" in the reported entitled *A Cultural Resources Investigation of the Proposed Balloon Tract Development* (May, 2006) prepared by Roscoe & Associates: (i) Prior to ground-disturbing activities associated with implementation of the project, a qualified archaeological consultant shall prepare and conduct a subsurface archaeological resources investigation in consultation with the appropriate Native American group(s) to determine the presence or absence of archaeological resources in those specific locations predetermined to be culturally sensitive (Roscoe et al., 2006). The investigation shall be conducted based on a subsurface strategy prepared by the archaeological consultant, which shall prescribe the trenching and/or boring locations and expected depths of exploration reasonably necessary to discover significant archaeological resources if present. The subsurface strategy, in turn, should rely on an examination of extant soil boring logs and other data from the project area by a qualified geoarchaeologist for an analysis of depths of artificial fill and other information that may be pertinent to the discovery of significant archaeological resources. In Phase 1 of the project (remediation and wetland restoration), this investigation may proceed in conjunction with the soils excavation conducted for the remediation plan. A qualified archaeologist shall be present at all times during the subsurface investigation. (ii) If archaeological materials are discovered during the subsurface archaeological resources investigation, the archaeologist shall evaluate whether or not the archaeological materials are deemed "historically significant" or "unique" under the criteria set forth under Public Resources Code section 21083.2(g) and CEQA Guidelines sections 15064.5(a) and 15064.5(c)(1)-(3). If the find is determined to be historically significant or unique, a treatment and monitoring plan shall be developed by the professional archeologist and implemented to avoid or mitigate any significant adverse affects to the resource. A treatment plan for either unique or historically significant archaeological resources shall include, at a minimum, one or some combination of the following: (a) recovery of the object or feature and the preservation	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall retain archaeologist Archaeologist shall (a) conduct subsurface archaeological investigation and (b) determine components of treatment and monitoring plan, if required	City of Eureka Community Development Department	*Both Phase 1 and Future Phases:* Review and approve extent and methodology of subsurface archaeological investigation If resources are encountered, verify work is suspended and review and approve of the treatment and monitoring plan if archaeological materials are discovered	*Both Phase 1 and Future Phases:* Review extent and methodology of subsurface investigations prior to approval of grading permit(s) If resources encountered, review of treatment and monitoring plan prior to continuation of construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
E. Cultural Resources (cont.)						
of any data available for scientific study; (b) modification to the land-use plan or construction methods to avoid the object or feature; (c) placement of soil sufficient to protect the integrity of the feature or object; and/or (e) permanent protection of the feature through the conveyance of a conservation easement. The archaeologist shall determine the extent of monitoring based on the findings of the investigation. The treatment and monitoring plan shall also satisfy and be consistent with the treatment parameters set forth in Section 21083.2 of the Public Resources Code or Sections 15064.5(b)(3) or 15126.4(b) of the CEQA Guidelines, as applicable. A qualified archaeologist shall monitor implementation of the treatment plan (iii) If no "historically significant" or "unique" archaeological resources are discovered during excavation monitoring or pre-construction investigations, implement Mitigation Measure E-2b for ground-disturbing activities within the areas specifically delineated as "highly sensitive" in the above-referenced Cultural Resources Investigation.						
E-2b: Except for monitoring that is required under the treatment and monitoring plan in Mitigation Measure E-2a(ii), the following measures shall be required for each phase of development that involves construction or other ground-disturbing activities to occur to a surface depth below historical fill on the site but outside the geographic areas specifically delineated as "highly sensitive" in the above-referenced Cultural Resources Investigation: (i) Workers involved in ground-disturbing activities shall be trained by a professional archaeologist in the recognition of archaeological resources (e.g., historic and prehistoric artifacts typical of the general area), procedures to report such discoveries, and other appropriate protocols to ensure that construction activities avoid or minimize impacts on potentially significant cultural resources. (ii) If archaeological artifacts or other archaeological materials are discovered onsite during construction, all construction activities within 100 feet of the find shall be halted and a qualified archaeologist shall be summoned within 24 hours to conduct an independent review to evaluate whether or not the archaeological materials would be considered "historically significant" or "unique" under the criteria set forth under Public Resources Code section 21083.2(g) and CEQA Guidelines sections 15064.5(a) and 15064.5(c)(1)-(3).	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall train workers and monitor their activities Project Applicant and its contractor(s) shall halt work and notify archaeologist if materials are discovered Archaeologist shall conduct independent review and prepare treatment plan, if necessary Project Applicant or its contractor(s) shall implement treatment plan	City of Eureka Community Development Department	*Both Phase 1 and Future Phases:* Review and approve worker training program If resources are encountered, verify work is suspended and review and approve of the treatment and monitoring plan if archaeological materials are discovered	*Both Phase 1 and Future Phases:* Review and approve worker training program prior to issuance of building permits If resources encountered, review of treatment and monitoring plan prior to continuation of construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
E. Cultural Resources (cont.)						
(iii) If the find is determined to be significant or unique, a treatment or protection plan shall be developed by the professional archeologist in consultation with the appropriate Native American group(s), and the plan shall be implemented by the Project Applicant. A protection plan for either unique or historically significant archaeological resources shall include, at a minimum, one or some combination of the following: removing the object or feature, planning the construction around the object or feature, capping the object or feature with a layer of soil sufficient to protect the integrity of the feature or object, or deeding the site as a permanent conservation easement. The protection plan shall also satisfy and be consistent with the treatment parameters set forth in Section 21083.2 of the Public Resources Code or Sections 15064.5(b)(3) or 15126.4(b) of the CEQA Guidelines, as applicable. An archaeological consultant shall monitor implementation of the treatment and monitoring plan and shall conduct the monitoring specified in that plan. (iv) If archaeological materials are discovered and construction activities are halted, those construction activities may resume immediately upon a determination that the archaeological material is not significant or unique or a treatment or protection plan is prepared and initiated.						
E-2c: If human remains are discovered during project construction, all work shall cease within 100 feet of the find until the coroner for Humboldt County is informed and determines that no investigation of the cause of death is required and, if the remains are determined to be of Native American origin, the coroner shall notice the California Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall assign the most likely descendant. The most likely descendent shall be consulted and provided the opportunity to make recommendations to the landowner concerning the means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods, all in accordance with Health & Safety Code section 7050.5, CEQA Guidelines section 15064.5(e), and Public Resources Code section 5097.98. If the human remains are determined to be of Native American origin, a qualified archaeologist shall be summoned within 48 hours to conduct an independent review to evaluate whether the remains belong to a single individual or multiple individuals. If the latter, and if there are six or more Native American burials on the site, the site shall be identified as a Native	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall halt work and notify coroner and Community Development Department if remains are discovered NAHC shall assign most likely descendant Project Applicant and its contractor(s) shall hire archaeologist and cease work if site is a Native American Cemetery	City of Eureka Community Development Department; NAHC; County Coroner	Contact City, NAHC, or County Coroner if human remains are encountered	Ongoing	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
E. Cultural Resources (cont.)						
American cemetery and all work on the site within 100 feet of any burial site must cease until recovery or reburial arrangements are made with the descendants of the deceased or, if there are no descendants of the deceased, with the NAHC.		Project Applicant and contractor(s) shall negotiate recovery or reburial arrangements				
F. Geology, Soils, and Seismicity						
F-1a: The proposed project shall comply with requirements of the most recent California Building Code which include the completion of a site-specific, design level geotechnical report that examines and assesses the potential for the proposed project to be subject to ground shaking, liquefaction, and other seismic hazards associated with the occurrence of a maximum credible earthquake anticipated to affect the Eureka region. The project-specific geotechnical report shall include specific measures to address these hazards including, at a minimum, measures for the design and construction of foundations, underground utilities, and paved areas. These specific measures shall meet or exceed the requirements set in the most recent California Building Code. Implement the specific recommendations included in the project-specific geotechnical report as part of the project.	Future Phases	Project Applicant and its contractor(s) shall incorporate plans and geotechnical report into grading and building permit(s) application(s); Contractor(s) shall implement measures to address hazards	City of Eureka Building Department	Review building plans to ensure they meet Building Code requirements Inspect final buildings to ensure they were constructed according to specifications	Review plans prior to issuance of building permit(s) Inspect buildings prior to issuance of certificate of occupancy	*Verified by:* *Date:*
G. Hazards and Hazardous Materials						
G-1a: Prepare a site-specific remediation plan and health and safety plan that meets the requirements of the Regional Water Quality Control Board (RWQCB) or other overseeing agency and shall comply with all federal and state regulations including Occupational Safety and Health Administration (OSHA) requirements for worker safety. Applicable regulations and methods of compliance shall depend upon the level of contamination discovered.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall prepare Health and Safety Plan (HASP)	RWQCB; City of Eureka Building Department	RWQCB to review and approve HASP; Building Department to confirm RWQCB approval	Approval of HASP by RWQCB Confirm prior to permit(s) issuance	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*
G-1b: Prior to commencement of any construction activities, complete any further characterization and/or remediation, as directed, of any remaining contaminated soil to the satisfaction of the RWQCB or other applicable oversight agency, undertaking soil excavation or other appropriate remedial measures as required.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall complete characterization and remediation, as well as test and remove soil as directed by RWQCB	RWQCB; City of Eureka Building Department	RWQCB to confirm requirements are met; Building Department to confirm RWQCB approval	Approval by RWQCB Confirm prior to permit(s) issuance	*Phase 1 Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
G. Hazards and Hazardous Materials (cont.)						
If required, soil may be excavated using a backhoe or excavator. The excavated soil shall be loaded into a dump truck and transported as required to a secured stockpile area where it shall be protected from contact with stormwater. The excavation contractor shall employ dust control measures during excavation and stockpiling activities. Soil samples shall be collected from each excavation area, as required by the RWQCB, to confirm that remaining soil meets site clean-up goals. Following site excavation, the excavation pits shall be left open pending receipt of satisfactory confirmation soil sampling analytical results. Each excavation pit shall be secured with a fence during the period that it is left open. Once the excavation work is complete, the excavation pits in areas intended for development shall be backfilled with clean, river-run gravel or other clean fill material and compacted. At least one sample for every 500 yards of the backfill material shall be collected during the backfill process, submitted to the analytical laboratory and tested to ensure that it, also, meets the site clean-up standards. The excavation pits located in areas intended for wetlands restoration shall be restored in accordance with an approved wetland restoration plan. ***Soil Stockpile Characterization.*** Soil samples shall be collected from various locations and depths of the stockpile for characterization. The soil stockpile characterization shall be conducted in accordance with, and at the frequency required by the applicable disposal or recycling facility. Based on the results of the soil characterization, the material shall be properly managed as required by the RWQCB, depending on the concentration of contaminants in the stockpiled material. All excavated material that requires removal shall be removed from the site within 90 days and placed in a permitted disposal facility by a licensed waste hauler.						*Future Phases Verified by:* *Date:*
G-1c: During site preparation, construction, or restoration of the wetland, suspected residual contamination could be detected by a hydrocarbon odor, photo-ionizing detector (PID), or visually (hydrocarbon sheen or discoloration) despite initial remediation efforts. If suspected contamination is encountered, work shall stop and the site supervisor shall be notified. The site supervisor shall then ensure that site workers have adequate training and proper protective equipment to continue working in the area. Work shall not resume until properly trained and equipped workers are present.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall stop work if suspected residual contamination is encountered Site supervisor shall ensure protective equipment and adequate training are	City of Eureka Building Department; RWQCB	Building Department shall perform inspections of job site to ensure proper procedures are followed RWQCB shall ensure proper analysis and disposal of contaminated materials	Building Department shall perform inspections during excavation and grading RWQCB shall review analysis	*Phase 1 Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
G. Hazards and Hazardous Materials (cont.)						
Suspect soil shall be excavated using a backhoe or excavator. The excavated soil shall be loaded into a dump truck and transported to a secured stockpile area that is away from routine traffic and protected from contact with ponding water and stormwater. The excavated soil shall be sampled and analyzed for petroleum hydrocarbons, metals, and volatile organic compounds (VOCs), as appropriate or required by the RWQCB. The analytical results of the soil stockpile sample(s) shall be used to determine the proper handling and disposal method for the soil. In the event that the soil requires off-site disposal, a contractor licensed to transport such material shall transport the contaminated soil to a facility that is licensed to accept such soil. All contaminated soil that requires removal shall be removed from the site within 90 days following excavation. Following site excavation, the re-filling of excavation pits, soil stockpile characterization and soil disposal shall be the same as for Mitigation Measure G-1a above. Any suspected contaminated groundwater or surface water that is encountered shall be sampled and analyzed for petroleum hydrocarbons, metals, and VOCs, as appropriate or required by the RWQCB. Identified contaminated water that requires removal shall be pumped into appropriate containers, depending on the volume of water to be removed. If only a small volume is removed, Department of Transportation-approved, 55-gallon steel drums may be appropriate. If a large volume must be removed, a Baker Tank or equivalent shall be used to temporarily store the extracted water. Contaminated water shall be disposed of as required by the RWQCB in light of the level and type of contamination.		provided to all present before beginning work again Project Applicant and its contractor(s) shall test excavated soil / water and dispose of contaminated soils offsite			and disposal procedures, if contaminated materials are found	*Future Phases Verified by:* *Date:*
G-1d: Possible reuse of excavated soils as subgrade fill material shall require approval from the local environmental oversight agency (Humboldt County Department of Health), Integrated Waste Management Board, or successor agency, and/or the RWQCB.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall receive approval of local environmental oversight agency prior to reuse of excavated materials as subgrade fill material	Applicable environmental oversight agency (see mitigation measure)	Review proposed reuse of excavated soil as subgrade fill material and determine appropriateness	Upon receipt of information regarding future reuse of excavated soils	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
G. Hazards and Hazardous Materials (cont.)						
G-1e: The following measures shall be undertaken to the satisfaction of the RWQCB to ensure that human and environmental health is protected: 1. Upon completion of site remediation activities, a post-remediation groundwater-monitoring program shall be implemented as required by the RWQCB; 2. The RWQCB will outline the monitoring schedule, including what constituents will require testing and at what frequency the monitoring will occur; and 3. A groundwater monitoring report of findings shall be prepared for submittal to the RWQCB upon completion of each monitoring event. If required by the RWQCB, additional site remediation shall also occur.	Phase 1 and Future Phases	Project Applicant and its contractor(s) must receive approval from RWQCB after site remediation activities Project Applicant or its contractor(s) are responsible for ongoing reporting and monitoring	RWQCB	RWQCB shall confirm that monitoring schedule is prepared and acceptable RWQCB shall confirm receipt and completeness of findings	Confirm schedule before completion of remediation activities Confirm receipt and completeness of findings after each monitoring event	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*
G-2a: The following measures shall be undertaken to the satisfaction of the RWQCB and the County Department of Environmental Health, HazMat Division. All potentially hazardous or regulated materials that are used at the project site during construction activities shall be appropriately covered, handled, stored, and secured in accordance with local and state laws. No hazardous wastes shall be disposed of at the project site. Absorbent materials shall be maintained at locations where hazardous materials are used or stored, in order to capture spilled materials in the event of an accidental release. An emergency response plan shall be developed and implemented for the project site. All jobsite employees shall be trained to respond to any accidental releases.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall appropriately handle all hazardous materials, develop an emergency response plan, and train all jobsite employees	RWQCB; Humboldt County Department of Health HazMat Division	Approval of training program and emergency response plan	Prior to commencement of grading, excavation, and construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*
G-2b: Prepare a Storm Water Pollution Prevention Plan (SWPPP) and implement construction site best management practices in accordance with the guidelines for erosion control and pollution prevention during construction that can be found in the *California Stormwater Best Management Practices Handbooks*. The guidelines recommend techniques for erosion and sediment control, non-stormwater management, and waste management and materials pollution control. Implement site-appropriate measures from these guidelines. SWPPP implementation is described in more detail in Section IV.H, *Hydrology and Water Quality* of this EIR.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall prepare and implement a SWPPP	RWCQB; City of Eureka Building Department	RWQCB to review and approve SWPPP Building Department to inspect site during construction to verify compliance with SWPPP	Verify approval of SWPPP prior to issuance of grading or building permit(s) Onsite verification during construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
H. Hydrology and Water Quality						
H-3a: In addition to the required SWPPP, implement the following BMPs to protect water quality. 1. *Erosion/Sediment Control*. During the construction phase, prior to site grading, construct combinations of silt fencing, straw wattles, and/or straw bale sediment transport barriers at specific site locations with the intent of containing all site runoff on the project site. This barrier shall be maintained during the rainy season and until completion of construction and shall prevent transport of pollutants, such as excessive sediment, away from the construction area. The barrier shall be constructed so that concentrated surface water flows during heavy rains cannot penetrate it without being dissipated in flow energy, and without the water being filtered through the sediment transport barriers. 2. *Scheduling*. The north coast's dry season is typically between April 15 and October 15. Proper timing of grading and construction during the dry season would minimize soil and construction material exposure during the rainy season. Following October 15, areas of disturbed or fill soils more than 6 inches in depth and greater than 100 square feet (10-foot-by-10-foot area) shall be specifically protected from erosion by 1) shaping the ground surface so that concentrated surface flows do not encounter or cross them, or 2) providing localized straw wattles, straw bales and/or silt fencing. During the rainy season, construction materials and equipment shall be stored under cover or in secondary containment areas. 3. *Protection of Water Courses and Drainage Inlets*. Site drainage under existing conditions is toward the bay. General guidelines for water course and drainage inlet protection during the rainy season shall include providing downgradient sediment traps or other BMPs that allow soil particles to settle out before flows are released to receiving waters, storm drains, streets, or adjacent property. Drainage inlet protection BMPs, if required, shall be installed in a manner that does not cause additional erosion or flooding of a roadway. 4. *Soil Stockpiles*. Should it be necessary to stockpile excess soil onsite, the soil shall be placed within a sediment-protected area that is not likely to result in off-site sedimentation. If likely to be subjected to rain or high winds, stockpiles shall be covered with plastic sheeting (Visqueen®, for example) at least 6- to 10-mils thick. Plastic sheeting shall be well-anchored to resist high winds.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall prepare and implement a plan that uses all BMPs listed to project water quality	RWCQB; City of Eureka Public Works Department	RWQCB to review and approve BMPs plan Building Department to inspect site during construction to verify compliance	Approval of BMPs prior to issuance of grading or building permit(s) Onsite verification during construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
H. Hydrology and Water Quality (cont.)						
If stockpiles are to be present through the rainy season, they shall be surrounded with silt or straw bale fencing about 5 feet from the toe of the pile. 5. *Dust Control*. Treat and maintain all construction areas as necessary to minimize the generation of dust that may blow off-site. The most common method of dust control during construction activities is through periodic application of water. However, the application of water for dust control purposes shall be managed to ensure there is no off-site runoff. 6. *Material Delivery, Storage and Use*. Materials used during construction, where appropriate, shall be delivered and stored in appropriate containers and in designated areas, to prevent the discharge of pollutants to nearby watercourses or storm drain systems. During the rainy season, materials shall be stored in covered areas. Chemicals, paints or bagged materials shall not be stored directly on the ground, but instead shall placed on a pallet or in a secondary containment system. Materials shall be used according to the manufacturer's instructions and all materials shall be disposed of properly. Any spills shall be cleaned up immediately and an ample supply of spill clean-up materials shall be kept onsite during construction activities. There shall be no fueling or equipment washing activities conducted onsite. 7. *Monitoring*. During construction, all erosion and pollution control measures shall be periodically inspected throughout the duration of the project by a qualified professional to ensure that the control measures are properly implemented. If the erosion and pollution control measures are not functioning properly, the owner shall immediately make appropriate modifications to ensure that water quality is protected.						
H-3b: Prior to any clearing, grading, excavating or fill within 50 feet from the edge of a delineated wetland, stream, or stream channel or disturbing more than 2,500 square feet, obtain an Erosion Control Permit (ECP) from the City of Eureka. The ECP shall require specific erosion/sediment control devices, which shall be maintained in proper working condition for as long as work is being conducted on the property or for as long as an active permit of any nature is issued for the project. Erosion/sediment control devices required by the ECP may include, but are not limited to, silt fences, straw bales, retention ponds,	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall prepare plans and apply for Erosion Control Permit and implement the permit during all construction activities	City of Eureka Public Works Department	Review and approve erosion control plan Perform building site inspections to confirm adherence to permit requirements	Review and approve plans prior to issuance of building or grading permit(s) Inspect site during construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
H. Hydrology and Water Quality (cont.)						
mulch, sod, rip-rap, vegetation barriers, hydro-seeding, erosion blankets and any other measures that would adequately prevent soil from being eroded and transported onto adjoining property. The ECP shall always require a stabilized construction site access for any sites where sediment can be tracked onto public roads by construction vehicles. The responsibility of the property owner and its agents shall be joint and severable with the entity performing the work for the maintenance of all erosion control devices. The erosion control devices shall be maintained in a condition so as to prevent soil erosion on the property and transport of sediment off the property.						
H-4a: Prepare a drainage plan indicating the specifics of the project drainage system. The drainage plan shall demonstrate that the culverts are adequately sized and configured to address peak runoff and protect against a 10-year storm event. The drainage plan shall ensure that any increase in stormwater drainage runoff in a 10-year storm event remains below 1 cfs. Alternatively, if the 1 cfs threshold cannot be maintained in a projected 10-year storm event, the drainage plan shall provide a retention/siltation basin that limits stormwater runoff to pre-project flows. The plan shall be submitted to and approved by the City of Eureka, and recommendations from the City shall be adopted by the Project Applicant prior to issuance of a building permit.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall prepare drainage plan, submit it to the City, and implement plan during construction	City of Eureka Engineering Department; City of Eureka Building Department; City of Eureka Public Works Department	Public Works Department approve Drainage Plan Confirm adherence to plan by site inspection	Prior to issuance of building or grading permit(s) Inspect site during construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*
H-5a: The final drainage plan shall include design features to capture and treat stormwater from roof drains, paved pedestrian areas, and parking areas before entering the City's storm drain system in accordance with the City's C*onstruction Low Impact Development (LID) Manual* (March 2009) and the California Stormwater Quality Association's *Stormwater Best Management Practice Handbook* for new development. Treatment methods shall include best management practices and design features that are effective at reducing or eliminating anticipated stormwater pollutants. The Project Applicant shall provide and put into place a funding mechanism to support ongoing maintenance of the stormwater treatment infrastructure on the project site.	Future Phases	Project Applicant and its contractor(s) shall prepare drainage plan design, as well as funding mechanism; shall also submit the plan and design to the City	City of Eureka Community Development Department; City of Eureka Public Works Department; City of Eureka Building Department	City of Eureka review drainage plan design and funding mechanism	Prior to issuance of certificate of occupancy	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
H. Hydrology and Water Quality (cont.)						
H-5b: Incorporate low impact development (LID) strategies, such as grass/vegetative swales (biofilters) and other landscape-based BMPs into the project landscape, design plan, and final drainage plan.	Future Phases	Project Applicant and its contractor(s) shall prepare drainage plan design and submit to the City	City of Eureka Community Development Department; City of Eureka Public Works Department; City of Eureka Building Department	Review drainage plan design and funding mechanism	Prior to issuance of building permits	*Verified by:* *Date:*
H-5c: Use only USEPA-approved herbicides and pesticides on the site in any area that might drain to aquatic environments.	Phase 1 and Future Phases	Project Applicant and its contractors shall incorporate into landscape plan; Implement during construction and maintain after construction	RWQCB	Review vegetation removal plans as part of wetland restoration	Prior to issuance of grading or building permits; ongoing	*Phase 1* *Verified by:* *Date:* *Future Phases* *Verified by:* *Date:*
H-10a: A tsunami Evacuation and Response Plan shall receive the City's approval prior to issuance of a building permit for construction. The Evacuation and Response Plan shall include, at a minimum, a tsunami warning or alarm system integrated into the building designs, specific routes for egress in the event of a tsunami warning (including vertical routes of egress and safe haven as appropriate), identified locations of safe haven, educational materials for residents and business owners, and a list of emergency response agencies, contact numbers, and other methods of communication in the event of a tsunami warning.	Future Phases	Project Applicant and its contractors shall prepare plan and submit to Police and Fire Departments for approval	Police and Fire Departments; Building Department	Building Department shall ensure Police and Fire Department review and approve	Prior to issuance of building permit(s)	*Verified by:* *Date:*
H-10b: Prohibit habitable space in building structures on the first floor, and must be elevated by such means as posts, piles, piers, or shear walls parallel to the expected direction of flow of floodwaters from a tsunami. Building structures shall be designed to resist the effects of coastal floodwaters due to tsunamis. For the purposes of calculating allowable stresses for the building materials (i.e., load factors in the case of ultimate strength or limit design), the same standards used for wind and earthquake loads combined with gravity loads shall be used (e.g., treat loads and stresses due to tsunamis in the same fashion as for earthquake loadings). Main building structures shall be adequately anchored with deep piles and piers and connected to the elevating substructure system to resist lateral, uplift, and downward forces. For	Future Phases	Project Applicant and its contractors shall incorporate specifications into the building designs	City of Eureka Building Department	Review and approve construction plans and confirm use of design requirements	Prior to issuance of building permit(s)	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
H. Hydrology and Water Quality (cont.)						
any wood construction proposed for the project, toenailing shall not be allowed. Shallow foundation types shall not be permitted unless the natural supporting soils are protected on all sides against scour by a protection structure, preferably a bulkhead. Shallow foundations may be permitted beyond 300 feet from the shoreline, provided they are founded on natural soil and at least 2 feet below the anticipated depth of scour, and provided not more than 3 feet of scour is expected at the structure. Project design plans shall be approved by a licensed architect or structural engineer with expertise in building in areas subject to coastal flooding to ensure that proposed structures are designed and built to withstand coastal flooding.						
H-10c: Design landscaping and streetscaping to reduce the potential for large objects to mobilize in a tsunami event and affect structures below the 30-foot elevation.	Future Phases	Project Applicant and its contractor(s) shall incorporate into landscape plan; Implement during construction; maintain after construction	City of Eureka Building Department	Review and approve landscape plans and confirm use of design requirements	Prior to issuance of building permit(s)	*Verified by:* *Date:*
K. Noise						
K-1a: Design any locations of outdoor activity for sensitive uses associated with the project site so that the Ldn from the roadways does not exceed 60 dB at the property line. This shall be done by locating outdoor activity sites outside of the 60-dB noise contours or by buffering. Before building permits are issued, the Project Applicant shall be required to submit an acoustical analysis demonstrating that outdoor activity spaces associated with sensitive uses do not exceed 60 dBA at the property line.	Future Phases	Project Applicant and its contractor(s) shall incorporate into landscape plan; Implement during construction and maintain after construction	City of Eureka Building Department	Review and approve design and acoustical analysis findings	Prior to issuance of building permit(s)	*Verified by:* *Date:*
K-1b: Build any residential, office, or museum buildings to California's interior-noise insulation standard of 45 Ldn. Before building permits are issued, the Project Applicant shall be required to submit an acoustical analysis demonstrating that the buildings have been designed to limit interior noise to a CNEL (or Ldn) of 45 dBA.	Future Phases	Project Applicant and its contractor(s) shall incorporate into building designs plans, prepare acoustical plan and submit it to the Building Department	City of Eureka Building Department	Review and approve acoustical analysis	Prior to issuance of building permit(s)	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
K. Noise (cont.)						
K-2a: To mitigate pile-driving and/or other extreme vibration-generating construction impacts, a qualified acoustical professional shall prepare a set of site-specific vibration attenuation measures to reduce project vibration below the vibration annoyance level of 80 VdB. Before the start of grading, the Project Applicant shall submit a plan for such measures for review and approval by the City of Eureka to ensure that maximum vibration attenuation will be achieved. These attenuation measures shall include, at a minimum, the following control strategies: 1. Implement "quiet" pile-driving technology or practices (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile-driving duration), in consideration of geotechnical and structural requirements and conditions. 2. Monitor the effectiveness of vibration attenuation measures by taking vibration measurements at locations and at a frequency adequate to ensure no excessive ground-borne vibration at sensitive receptors. Limit pile-driving to mid-day weekday periods when the fewest people will likely be at the Best Western hotel. Ensure that the pile-driving in the vicinity of the Best Western is limited in time duration. See also mitigation measure D-1b, which describes possible seasonal restrictions and other measures to reduce pile-driving impacts on nearby fish populations.	Future Phases	Project Applicant and its contractor(s) shall prepare attenuation plan and submit to the City Building Department, implement the plan, monitor the effectiveness of the plan, and limit pile-driving to times described	City of Eureka Building Department	Review and approve vibration attenuation measures	Prior to issuance of building permit(s)	*Verified by:* *Date:*
K-3: All outdoor loudspeaker paging systems shall not exceed 60 dBA Leq at the property line. Also, see Mitigation Measure K-1a.	Future Phases	Project Applicant and its contractor(s) shall monitor loudspeaker systems to ensure conformance	City of Eureka Building Department; City of Eureka Police Department	Review paging system plans to ensure conformance	Prior to issuance of building permit(s); ongoing	*Verified by:* *Date:*
K-4a: Limit standard construction activities to between 7:00 a.m. and 7:00 p.m. Monday through Friday, with pile driving and/or other extreme noise-generating activities (greater than 90 dBA) limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday, with no extreme noise-generating activity permitted between 12:30 p.m. and 1:30 p.m. No construction activities shall be allowed on weekends, except that interior construction shall be permitted after buildings are enclosed. No extreme noise-generating activities shall be allowed on weekends and holidays. Construction activities outside of these hours and days may be allowed by prior approval from the City.	Phase 1 and Future Phases	Project Applicant and its contractor(s) to limit construction activities as described	City of Eureka Building Department	Review construction plans to ensure conformance; inspection to ensure conformance	Prior to issuance of grading or building permit(s); inspection during construction	*Phase 1* *Verified by:* *Date:* *Future Phases* *Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
K. Noise (cont.)						
K-4b: To reduce daytime noise impacts due to construction: 1. Equipment and trucks used for project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). 2. Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible. 3. Locate stationary noise sources as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall use best available noise-control techniques described and locate stationary noise sources as far from adjacent receptors as possible	City of Eureka Building Department	Require use of noise-control techniques in building permit; inspect construction site to confirm adherence to those requirements	Prior to issuance of grading building permit(s); inspect during construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*
K-4c: To mitigate pile driving and/or other extreme noise-generating construction impacts, a qualified acoustical professional shall prepare a set of site-specific noise attenuation measures. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the City of Eureka to ensure that noise attenuation and acoustical standards will be achieved. These attenuation measures may include, as necessary, the following control strategies: 1. Erect temporary plywood noise barriers around the construction site. 2. Use noise control blankets on building structures as buildings are erected to reduce noise emission from the site. 3. Monitor the effectiveness of noise attenuation measures by taking noise measurements at locations and frequencies necessary to ensure acoustical standards are satisfied.	Phase 1 and Future Phases	Project Applicant and its contractor(s) shall hire qualified acoustical professional to prepare plan Acoustical professional prepares plan and submits to City; implement during construction	City of Eureka Building Department	Review noise-attenuation plan and incorporate plan into building permit; inspect site during construction to confirm adherence to plan	Prior to issuance of grading or building permit(s); inspect site during construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
M. Public Services						
M-1a: All buildings shall be fully sprinkled.	Future Phases	Project Applicant and its contractor(s) shall incorporate sprinklers into the building design	City of Eureka Building Department	Confirm plans include required designs for building permit; verify before issuance of certificate of occupancy	Prior to issuance of building permit(s); prior to issuance of certificate of occupancy	*Verified by:* *Date:*
M-1b: Fire hydrants and fire water mains shall be installed as required by the Eureka Fire Department. The location, size and flow of all hydrants and fire mains shall be shown on the building construction plans.	Future Phases	Project Applicant and its contractor(s) shall incorporate into the street and sidewalk design	City of Eureka Fire Department; City of Eureka Building Department	Fire Department to approve designs; Building Department to confirm approval of Fire Department	Prior to issuance of building permit(s); prior to issuance of certificate of occupancy	*Verified by:* *Date:*
M-1c: All traffic calming measures proposed for installation within the parking lots or along internal roadways shall be reviewed and approved by the City Fire Department prior to installation.	Future Phases	Project Applicant and its contractor(s) shall incorporate into the street and sidewalk design	City of Eureka Fire Department; City of Eureka Building Department	Fire Department to approve designs; Building Department to confirm approval of Fire Department	Prior to issuance of building permit(s); prior to issuance of certificate of occupancy	*Verified by:* *Date:*
M-1d: In order to assure that fire apparatus have adequate width to deploy stabilizers, both sides of the Fourth Street extension adjacent to the five story office building shall be signed as “No Parking.”	Future Phases	Project Applicant and its contractor(s) shall install signs and other markings	City of Eureka Fire Department; City of Eureka Building Department	Fire Department to approve designs; Building Department to confirm approval of Fire Department	Prior to issuance of building permit(s); prior to issuance of certificate of occupancy	*Verified by:* *Date:*
M-1e: Design the proposed plaza in front of the five story office building to provide fire emergency apparatus access, this shall include the ability for fire apparatus to drive across the plaza and an eighteen foot wide area to deploy the truck stabilizers. The design of the plaza shall be shown on the building plans and shall be approved by the City Fire Department.	Future Phases	Project Applicant and its contractor(s) shall incorporate into the street and sidewalk design	City of Eureka Fire Department; City of Eureka Building Department	Fire Department to approve designs; Building Department to confirm approval of Fire Department	Prior to issuance of building permit(s); prior to issuance of certificate of occupancy	*Verified by:* *Date:*
M-1f: Install on all new traffic signals and all existing traffic signals on Broadway between and including Harris Street and Fourth Street an Opticom emergency traffic prompting device, coded to Eureka Fire Department transmitters. Installation shall be coordinated with City of Eureka Engineering Department and Caltrans.	Future Phases	Project Applicant and its contractor(s) shall incorporate into street design	City of Eureka Fire Department; City of Eureka Engineering Department; Caltrans	Fire Department, Engineering Department, and Caltrans to approve of designs prior to installation	Prior to approval of signal plans; prior to issuance of certificate of occupancy	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
M. Public Services (cont.)						
M-2a: The Marina Center development shall have an onsite security patrol to handle routine situations that do not require emergency response from the Eureka Police Department.	Ongoing	Project Applicant and its contractor(s) and tenants shall hire security to patrol the site	City of Eureka Police Department	City of Eureka Police Department shall monitor calls to ensure routine situations are handled by onsite security	Ongoing	*Verified by:* *Date:*
O. Transportation						
O-1a: Develop a construction management plan for review and approval by the City's Engineering Department and Caltrans. The plan shall include at least the following items and requirements to reduce traffic congestion during construction: 1. A set of comprehensive traffic control measures shall be developed, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. Prior to approving plans for mitigation on U.S. 101, Caltrans requires that all construction activities include an assessment of the potential for traffic congestion. This is accomplished through lane closure analysis showing the times of day and days of the week that lanes can be closed to traffic. Excepting extraordinary circumstances, lane closures are authorized at times of the day and on days of the week where the interruptions, closures, and activity is least likely to cause unacceptable congestion using the same level of service criteria as used for assessing project traffic impacts. 2. If construction activities result in unacceptable traffic congestion, flaggers shall supplement approved traffic control plans to ensure that traffic moves through the construction zone with minimal delays. 3. The Construction Management Plan shall identify haul routes for movement of construction vehicles that would minimize impacts on motor vehicle, bicycle, and pedestrian traffic, circulation, and safety, and specifically to minimize impacts to the greatest extent possible on streets in the project area. The haul routes shall be approved by the City and Caltrans	Phase 1 and Future Phases	Project Applicant and its contractor(s) obtain approval of construction management plan and implement the plan during construction	City Engineering Department; City of Eureka Building Department; Caltrans	Engineering Department and Caltrans must review and approve Construction Management Plan; Building Department must receive the approvals	Prior to issuance of building or grading permit(s); inspect during construction	*Phase 1 Verified by:* *Date:* *Future Phases Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
O. Transportation (cont.)						
4. The Construction Management Plan shall provide for notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur. 5. The Construction Management Plan shall provide for accommodation of bicycle flow, particularly along First Street and Waterfront Drive. 6. The Construction Management Plan shall provide for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the Project Applicant.						
O-1b: Obtain an encroachment permit from Caltrans and complete the following modifications at the intersection of Broadway and Wabash Avenue/Fairfield Street: 1. Close northbound Fairfield Street access to Wabash Avenue and Broadway approximately 40 feet south of the intersection, and post signs on northbound Fairfield at Del Norte advising motorists that traffic is "LOCAL ACCESS ONLY – NO ACCESS TO BROADWAY OR WABASH AVENUE". 2. Closure should be accomplished by extending the east curb of Fairfield to the street centerline, and posting a "DO NOT ENTER" sign at the closure. Modify the Broadway and Wabash signal to account for the elimination of northbound Fairfield access.	Future Phases	Project Applicant and its contractor(s) obtain encroachment permit or work in the public right-of-way	Caltrans	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*
O-1c: Obtain an encroachment permit from Caltrans and complete the following modifications at the intersection of Broadway and Hawthorne Street: 1. Install a new signal and intersection improvements (see #3 below) at Broadway and Hawthorne Street. 2. Install a southbound left turn and westbound right turn overlap signal phase (no southbound U-turns allowed). 3. Widen Hawthorne Street to provide two westbound right turn lanes and one westbound through/left lane. The cross-section for Hawthorne Street shall be 58 feet wide (including 6-foot sidewalk) from 175 east of Broadway to Broadway. Transition to the widened	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	Caltrans	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
O. Transportation (cont.)						
section should start at Fairfield Street, and the six-foot sidewalk should also extend from Broadway to Fairfield Street. An advisory sign must be posted to northbound motorists on Fairfield Street south of Hawthorne Street saying "NO ACCESS TO WABASH AVENUE OR BROADWAY AHEAD – USE HAWTHORNE STREET TO BROADWAY" with a left arrow.						
O-1d: Obtain an encroachment permit from Caltrans and complete the following improvements at Broadway and Henderson Street: 1. Convert Henderson Street to one-way westbound traffic from Fairfield Street to Broadway and provide for one westbound through/right lane and two westbound left turn lanes to southbound Broadway from Henderson Street. Remove southbound left turns to eastbound Henderson Street by closing the southbound left turn lane and modifying the signal indications. Retain the all-way stop at Fairfield and Henderson Streets 2. Convert the Henderson Street and Broadway signal to allow simultaneous eastbound left turns with westbound left turns. 3. Post a "NO LEFT TURN" sign for southbound Broadway and a "NO RIGHT TURN" sign for northbound Broadway at Henderson Street and post "ONE-WAY" signs on Henderson Street.	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	Caltrans	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*
O-1e: Obtain an encroachment permit from Caltrans and complete the following signal-coordination improvements along the U.S. 101 corridor: 1. Install signal interconnect on U.S. 101 so that all signals along the corridor are in one system, from V Street at Fourth and Fifth Streets to the K-Mart signal and Broadway signal near Bayshore Mall. This would be accomplished by installing conduit and cable from Broadway and Henderson to Broadway and Wabash, Fourth Street at Broadway from Broadway and Sixth to E Street, and Fifth Street at Broadway from Broadway and Sixth to E Street. 2. Develop and implement optimized signal coordination timing on U.S. 101 from Fourth and Fifth Streets at Myrtle to Broadway, and on Broadway from Fourth Street to the K-Mart driveway signal near Bayshore Mall. A monitoring system would be set up to the satisfaction of Caltrans District 1 and City of Eureka traffic signal operations personnel.	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	Caltrans	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
O. Transportation (cont.)						
O-1f: Post guide signs within the Marina Center parking lot directing motorists to southbound U.S. 101 via Waterfront Drive, or to the east and north in downtown and along U.S. 101, via project access drives on Second and Third Streets.	Future Phases	Project Applicant and its contractor(s) install directional signs onsite	City of Eureka Building Department	Inspect site to ensure installation of signs	Prior to issuance of certificate of occupancy	*Verified by:* *Date:*
O-1g: Obtain an encroachment permit from Caltrans and complete the following modifications at Broadway and Harris Streets: 1. Provide appropriate guide signs to advise southbound Broadway motorists to turn left at Harris Street to go east up the hill on Harris Street. 2. Install a signal at Harris Street and Broadway to provide protected southbound left turns from Broadway to eastbound Harris Street. This signal shall interconnect the north Bayshore Mall driveway signal and coordinate at all times except evenings and early morning hours to be determined by timing plans to coordinate signals along U.S. 101. 3. Lengthen the southbound left-turn lane to 300 feet in length. This does not affect the existing northbound left turn striping into Victoria Place (private drive). 4. Provide funds for private signage to the Bayview Motel at Fairfield Street and Henderson Street for both northbound and southbound motorists. 5. 5. Shift the two southbound through lanes and southbound left turn lane at least 6 feet to the west for an appropriate distance to provide for adequate left turning radius for STAA trucks making a southbound left turn to eastbound Harris Street.	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	Caltrans	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*
O-1h: Obtain an encroachment permit from Caltrans and complete improvements necessary to prohibit southbound left turns from Broadway to eastbound Seventh Street (and to Commercial Street), and instead, shift these turns to the southbound left turn lane at Washington Street, one block to the south. Guide signs shall be posted, that return motorists to eastbound Seventh Street by turning left onto Summer Street, than east at Seventh Street.	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	Caltrans; City of Eureka Building Department; City of Eureka Engineering Department	Caltrans and Engineering Department to review and approve encroachment permit applications Building Department to confirm sign installation	Prior to issuance of encroachment permit Prior to issuance of certificate of occupancy	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
O. Transportation (cont.)						
O-1i: Obtain an encroachment permit from the City of Eureka and install an all-way stop at Fairfield and Hawthorne Street	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	City of Eureka Engineering Department	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*
O-1j: Obtain an encroachment permit from the City of Eureka and install a southbound left-turn lane and northbound right-turn lane on Waterfront Drive at the project access driveway.	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	City of Eureka Engineering Department	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*
O-1k: Obtain an encroachment permit from Caltrans and complete the following improvements at Broadway and Washington Street: 1. Install east and westbound left turn lanes on Washington Street. 2. Modify the traffic signals at Broadway at Washington Street and Broadway at 14th Street to operate with protected-permissive phasing for the left turn movements on Broadway.	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	Caltrans	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*
O-6a: Develop and implement a parking management plan that provides a mechanism that would direct employees to park off-site (in available on-street parking spaces in the area) during periods of peak parking demand in December	Future Phases	Project Applicant and its contractor(s) must develop and implement a parking management plan	City of Eureka Engineering; City of Eureka Building Departments	Engineering Department to review and approve management plan; Building Department to ensure plan approval	Prior to issuance of certificate of occupancy	*Verified by:* *Date:*
O-7a: Work with the North Coast Railroad Authority to maintain adequate right-of-way along the rail corridor in anticipation of future rail service through the site	Future Phases	Project Applicant and Its Contractors must avoid the railroad right-of-way in site design	City of Eureka Building Department; City of Eureka Engineering Department	Review building and landscape plans to ensure railroad right-of-way avoidance	Prior to issuance of building permit(s)	*Verified by:* *Date:*
O-7b: If the North Coast Railroad Authority anticipates future use of the right-of-way, pay to install pavement markings and warning signs at the project driveway on Waterfront Drive where the railroad tracks cross the driveway throat. Pavement markings and warning signs shall conform to standards set forth in the *Manual on Uniform Transportation Devices* (FHWA, 2004). The driveway shall include crossing gates and a median. Because the project site is in a quiet zone, the median would prevent drivers from going around the crossing arm onto the tracks, and thus the trains are not required to blow their horns when crossing the roadway. The crossing arms would also prevent pedestrians and bicyclists from venturing onto the tracks when a train is coming.	Future Phases	Project Applicant and its contractor(s) shall incorporate railroad crossing designs into site plans and fund improvements	City of Eureka Engineering Department; North Coast Railroad Authority	NCRA and Engineering Department to review railroad crossing design	Prior to issuance of building permit(s)	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
O. Transportation (cont.)						
O-7c: Provide smooth pavement transition over the railroad tracks so that bikes and wheelchair users are not in danger of losing their balance or getting wheels stuck between the rails and the pavement. The crossing of the tracks shall be perpendicular.	Future Phases	Project Applicant and its contractor(s) must incorporate railroad designs into site plans	City of Eureka Engineering Department; City of Eureka Building Department	Engineering Department to confirm inclusion of pavement treatment in designs; Building Department to ensure approval by Engineering Department	Prior to issuance of building permit(s)	*Verified by:* *Date:*
O-7d: Continue to work with the Eureka Transit Authority to reinstate the bus stops in front of the Wharfinger Building at Koster and Washington Streets and improve the bus stop at Seventh and California Streets, including paying their fair-share to enhance amenities of the stop (i.e., shelter, bench, and signage).	Future Phases	Project Applicant shall negotiate installation requirements with Eureka Transit Authority	Eureka Transit Authority; City of Eureka Building Department	Building Department to confirm with Eureka Transit Authority that Project Applicant has met requirements	Prior to issuance of certification of occupancy	*Verified by:* *Date:*
O-7e: Provide eight bicycle parking spaces per 10,000 gross square feet of retail space and placement shall be in accordance with guidelines set forth in Appendix B of the *2004 Regional Bicycle Transportation Plan Update* (Humboldt County).	Future Phases	Project Applicant and its contractor(s) must incorporate designs into site plans and implement during construction	City of Eureka Building Department	Building Department to confirm the required number of spaces is included in site plans	Prior to issuance of certificate of occupancy	*Verified by:* *Date:*
O-8a: Obtain an encroachment permit from Caltrans and install the following improvements: 1. The outbound (egress) from the project site to Broadway shall be closed off at both the Fourth and Sixth Street exits, and signs shall be installed on the project site to divert the outbound traffic to Waterfront Drive, then south to Hawthorne Street at Broadway, or to Second and Third Streets at Broadway; and 2. This mitigation measure shall be completed before the intersections exceed the acceptable LOS, which in this case is estimated to occur when southbound through volumes on Broadway at 14th Street average at least 1,700 vehicles per hour during the p.m. peak hour	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	Caltrans	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*
O-8b: Obtain an encroachment permit from Caltrans and pay the project's fair share contribution for the installation of the following improvements: 1. Three southbound lanes shall be striped on Broadway from Vigo Street to the northern Bayshore Mall driveway at Harris Street;	Future Phases	Project Applicant and its contractor(s) must obtain encroachment permit for work in the public right-of-way	Caltrans	Review and approve encroachment permit application	Prior to issuance of encroachment permit	*Verified by:* *Date:*

TABLE 6-1 (Continued)
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted as Conditions of Approval	Phase	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
O. Transportation (cont.)						
2. The existing southbound right-turn lane into the northern driveway of Bayshore Mall just south of Harris Street shall be converted from an exclusive right-turn lane to a shared-through-right turn lane; and 3. The improvements above shall be completed before the intersections and roadway segments exceed the acceptable LOS, which in this instance shall occur when southbound through volumes on Broadway at 14th Street average at least 1,700 vehicles per hour during the p.m. peak hour.						
Q. Utilities and Service Systems						
Q-7a: Dispose of commercial and residential solid waste in containers sized to adequately handle the volume of waste generated at the facility.	Future Phases	Project Applicant and tenants shall have adequately sized solid waste containers onsite	Project Applicant and tenants	Inspect site to ensure waste is not spilled over from containers	Ongoing	*Verified by:* *Date:*
Q-7b: Place waste receptacles of the appropriate size for the waste generated at all public open spaces. Special consideration shall be required for public events that would attract larger numbers of persons to the site.	Future Phases	Project Applicant and tenants shall have adequately sized solid waste containers in public spaces onsite	Project Applicant and tenants	Inspect site to ensure waste is not spilled over from containers	Ongoing	*Verified by:* *Date:*
Q-7c: Provide suitable storage locations and containers for recyclable materials in or around proposed buildings. The containers shall be designed and constructed to protect soils, water resources, biological resources and all other aspects of the environment.	Future Phases	Project Applicant and tenants shall have adequately sized recycling containers onsite	Project Applicant and tenants	Inspect site to ensure waste and recyclables are not spilled over from containers	Ongoing	*Verified by:* *Date:*
Q-7d: Prepare and implement recycling program to achieve at least a 50 percent diversion in waste generated from project operations through the use of recycling.	Future Phases	Project Applicant and tenants shall implement a recycling program during operations	Project Applicant and tenants	Inspect site and monitor waste pickup to verify implementation of program	Ongoing	*Verified by:* *Date:*