

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2616 Broadway Redevelopment Project

Lead Agency: City of Eureka

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Project Location: Eureka, Humboldt
City County

Project Description (Proposed actions, location, and/or consequences).

See attached project description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached significant effects

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Traffic Impacts

Provide a list of the responsible or trustee agencies for the project.

North Coast Unified Air Quality Management District
Caltrans

Project Description:

The 2016 Broadway Redevelopment Project would demolish an existing vacant, 9,000 sf, two-story wooden commercial building, and construct two new commercial buildings, pave a portion of the gravel lot, repave existing paved areas, construct stormwater infrastructure and utility improvements, and install buffers, lighting, landscaping, and signage. The existing property line between the two parcels will be relocated easterly through a Lot Line Adjustment.

Two commercial buildings will be constructed, one on each resultant parcel. One building will be located near the northeast corner of the site at the intersection of Vigo Street and Broadway, and will house a fast food restaurant. The building will consist of approximately 3,867 square feet of enclosed space, along with approximately 1,000 square feet of outdoor area that will be utilized for seating, a separate trash enclosure, and a drive-through around the eastern and northern sides of the building.

The second building will be an 8,400 square foot structure divided into four different retail spaces, which will then be rented out to tenants to include fast-casual restaurants and/or retail uses. The two retail spaces on the north and south end of the building will each be 2,500 square feet. A second drive-through is also planned for use by the south tenant space. The two middle retail spaces will each be 1,700 square feet. A second trash enclosure will be included in the southwestern portion of the site. The north and south tenants will also have 375 square feet and 575 square feet respectively, of outdoor seating.

A buffer area, enhanced with native plantings, is proposed to provide appropriate setback and protection for the adjacent ESHA located to the west and southwesterly edges of the site. Development from delineated onsite wetlands will be offset by equal to, or greater than 50 feet and will include improvement of the wetland buffer area by planting with native vegetation.

Significant effects:

Biological Resources

Impact: Special-status Wildlife Species *Long-eared Myotis (Myotis Evotis)*

Mitigation: Conduct Bat Habitat Assessment prior to project implementation; if found, identify and implement suitable performance measures for avoiding impacts.

Impact: Special-status Wildlife Species *Great Egret (Ardea alba)*

Mitigation: If work occurs during nesting season (March 15 to August 15) conduct preconstruction surveys to check for nesting activity of native birds and special-status

bird species. The biologist shall conduct a minimum of one pre-construction survey within the seven-day period prior to construction activities; if necessary establish construction-free buffer zones..

Impact: Special-status Wildlife Species *Northern Red-legged Frog (Rana aurora)*

Mitigation: Conduct preconstruction survey and relocate any specimens that occur within the work -impact zone to suitable habitat; if observed during active construction, halt construction and move frog(s) to a safe location in similar habitat outside of the construction zone.

Cultural Resources:

Impact: Inadvertent discovery of cultural resources or paleontological

Mitigation: Halt construction within 50 feet; retain archaeologist and local THPOs to develop plan for cultural resources; retain paleontologist for paleontological.

Impact: Inadvertent discovery of human remains.

Mitigation: Notify Corner, and NAHC for Native American remains.

Hazards and Hazardous Materials

Impact: Asbestos containing materials in the existing structures

Mitigation: Implement Cal/OSHA and California Health and Safety regulations; lead abatement contractor for lead-based paint.

Transportation Traffic

Impact: Significant impact to LOS at Broadway and Vigo Street intersection

Mitigation: Construct three-leg signal at Broadway/Vigo intersection.

Impact: Signification impact to LOS at W Henderson Street and Broadway

Mitigation: Convert W Henderson Street to one-way westbound, including restriping, restriction of some turning movements, and signal phase modification.

Mandatory Findings of Significance

Impact: Biological resources, cultural resources, and hazards and hazardous materials (related to releases that may impact biological resources)

Mitigation: Implement required mitigation measures.

Attachment to Summary Form for Electronic Document Submittal
Waterfront Development: Public Restroom, Recreational Facility, and Commercial Hospitality

Project Description:

The City of Eureka Community Services Department and Travis Schneider and Stephanie Bode (collectively, "Applicants") propose to construct public restroom, recreational, and commercial hospitality facilities on a number of previously developed waterfront parcels owned by the City of Eureka and by Mr. Schneider and Ms. Bode. The project will involve the removal of two existing structures, the construction of a 6,000 square foot building housing a public restroom and commercial recreation hospitality and office facility, and a recreational vehicle and transient resort rental park (RV park) with a 4,000 square foot private restroom, office, laundry, recreational and caretaker's facility. The project will also include the construction of an additional floating dock, extending 100 feet into the Bay, with two new pilings on the western side of the existing Samoa boat ramp, and pedestrian safety modifications to the intersection of Waterfront and T Streets. Street vacations will occur for the portion of S Street between Waterfront Drive and Front Street, and the portion of Front Street between T and S Streets. The Project Area (see Figure A) is largely vacant, but the roughly 16.04 acre combined parcel area is the site of numerous public uses. A highly trafficked waterfront trail is located along the southern edge of Humboldt Bay, just to the north of the majority of the proposed construction. Furthermore, a public boat ramp, a public parking lot, and a public restroom (to be removed) are currently located in the Project Area. The recreational facilities will serve as retail space and a storage and staging area for various recreational uses related to the waterfront and Humboldt Bay and will be operated by Mr. Schneider and Ms. Bode for private use. The restroom facilities housed in the same structure will be public use and operated by the City of Eureka.

Significant effects:

Aesthetics

Impact: New/additional lighting impacting aesthetics, extending beyond property, or affecting day or nighttime views.

Mitigation: Design Review Committee approval of location of all exterior lights and prohibit fixture/lens to extend beyond the shield.

Air Quality

Impact: Emissions from construction/operation

Mitigation: Comply with Air Quality Regulation 1, Chapter IV; cover trucks; dust control.

Biological Resources

Impact: Water quality impacts to special-status fish species

Mitigation: Implement BMPS; maintain 50 foot ESHA/wetland buffer; replace eel grass at a 3:1 ratio; monitor for 5-years.

Cultural Resources:

Impact: Inadvertent discovery of cultural resources or paleontological

Mitigation: Halt construction within 50 feet; retain archaeologist and local THPOs to develop plan for cultural resources; retain paleontologist for paleontological.

Impact: Inadvertent discovery of human remains.

Mitigation: Notify Corner, and NAHC for Native American remains.

Hazards and Hazardous Materials

Impact: Inadvertent discovery of hazardous materials.

Mitigation: Perform soil sample analyses and submit, as applicable, to all appropriate regulatory agencies; comply requirements and regulations for handling/transport/disposal of hazardous materials.

Hydrology/Water Quality

Impact: Water quality during construction; stormwater; sea-level rise, tsunami inundation, flood

Mitigation: Implement best management practices (BMPs); obtain approval and implement requirement of North Coast Regional Water Quality Control Board; design and construct with minimum finished floor elevation 15' above mean lower low water (MLLW).

Noise

Impact: Construction noise; ground borne vibration

Mitigation: Limit construction to daylight hours, implement noise and activity level restrictions pursuant to City of Eureka's Noise Level Performance Standard for New Projects Affected by or Including Non-transportation Sources.

Recreation

Impact: Removal of eel grass to allow new dock

Mitigation: Replace eel grass at a 3:1 ratio; monitor for 5-years.

Transportation

Impact: Pedestrian safety in accessing the site

Mitigation: Pedestrian access improvements in the T Street corridor between Waterfront Drive and First Street in Eureka

Tribal Cultural Resources

Impact: Inadvertent discovery of tribal cultural resources

Mitigation: Halt construction within 50 feet; retain archaeologist and local THPOs to develop plan for cultural resources

Utilities/Service Systems

Impact: Connection to utilities

Mitigation: Connect to infrastructure in place adjacent to the project area.

