

# Table of Contents

1.0	INTRODUCTION.....	1-1
1.1	Purpose for Preparing the EIR.....	1-1
1.2	Analysis Methodology.....	1-2
1.3	Type of EIR.....	1-3
1.4	EIR Process .....	1-6
1.5	Terminology .....	1-9
2.0	SUMMARY.....	2-1
2.1	CEQA Requirements.....	2-1
2.2	Summary of the Proposed Project.....	2-1
2.3	Summary of Significant Impacts and Mitigation Measures .....	2-2
2.4	Summary of Alternatives.....	2-2
2.5	Areas of Known Controversy .....	2-3
2.6	Issues to be Resolved .....	2-3
3.0	ENVIRONMENTAL SETTING .....	3-1
3.1	Project Site Setting.....	3-1
3.2	Community Plan, General Plan, and Zoning .....	3-2
4.0	PROJECT DESCRIPTION .....	4-1
4.1	Project Description.....	4-1
4.2	Project Objectives .....	4-10
4.3	Process to Apply the Q-Zone Combining Zone .....	4-17
4.4	Anticipated New Town Center Development Capacity .....	4-19
4.5	Projected Population and Employment Generation.....	4-20
4.6	Future Individual Project Approvals and Intended Uses of the EIR.....	4-21

5.0	AIR QUALITY.....	5-1
5.1	Environmental Setting .....	5-1
5.2	Regulatory Setting.....	5-9
5.3	Air Quality Thresholds of Significance .....	5-15
5.4	Analysis, Impacts, and Mitigation Measures .....	5-18
6.0	BIOLOGICAL RESOURCES .....	6-1
6.1	Environmental Setting .....	6-2
6.2	Regulatory Setting.....	6-21
6.3	Thresholds or Standards of Significance.....	6-35
6.4	Analysis, Impacts, and Mitigation Measures .....	6-36
7.0	CULTURAL AND TRIBAL RESOURCES .....	7-1
7.1	Environmental Setting .....	7-1
7.2	Regulatory Setting.....	7-3
7.3	Thresholds of Significance .....	7-9
7.4	Analysis, Impacts, and Mitigation Measures .....	7-10
8.0	ENERGY .....	8-1
8.1	Environmental Setting .....	8-1
8.2	Regulatory Setting.....	8-2
8.3	Energy Thresholds of Significance .....	8-6
8.4	Analysis, Impacts, and Mitigation Measures .....	8-7
9.0	GREENHOUSE GASES .....	9-1
9.1	Environmental Setting .....	9-1
9.2	Regulatory Setting.....	9-8
9.3	Thresholds of Significance .....	9-17
9.4	Analysis, Impacts, and Mitigation Measures .....	9-17

10.0	HYDROLOGY AND WATER QUALITY .....	10-1
10.1	Environmental Setting.....	10-1
10.2	Regulatory Setting.....	10-1
10.3	Thresholds of Significance.....	10-6
10.4	Analysis, Impacts, and Mitigation Measures .....	10-8
11.0	NOISE .....	11-1
11.1	Environmental Setting.....	11-1
11.2	Regulatory Setting.....	11-5
11.3	Thresholds of Significance.....	11-10
11.4	Analysis, Impacts, and Mitigation Measures .....	11-15
12.0	PUBLIC SERVICES.....	12-1
12.1	Environmental Setting.....	12-1
12.2	Regulatory Setting.....	12-5
12.3	Thresholds or Standards of Significance .....	12-8
12.4	Analysis, Impacts, and Mitigation Measures .....	12-8
13.0	TRANSPORTATION .....	13-1
13.1	Environmental Setting.....	13-1
13.2	Regulatory Setting.....	13-6
13.3	Thresholds of Significance.....	13-12
13.4	Analysis, Impacts, and Mitigation Measures .....	13-14
14.0	WATER DEMAND AND SUPPLY .....	14-1
14.1	Environmental Setting.....	14-1
14.2	Regulatory Setting.....	14-3
14.3	Thresholds of Significance.....	14-4
14.4	Analysis, Impacts and Mitigation Measures .....	14-5

15.0	WASTEWATER.....	15-1
15.1	Environmental Setting .....	15-1
15.2	Regulatory Setting.....	15-3
15.3	Thresholds of Significance .....	15-5
15.4	Analysis, Impacts and Mitigation Measures .....	15-6
16.0	EFFECTS FOUND TO BE LESS THAN SIGNIFICANT.....	16-1
16.1	Aesthetics.....	16-1
16.2	Agricultural and Forestry Resources.....	16-3
16.3	Geology and Soils.....	16-5
16.4	Hazards and Hazardous Materials .....	16-8
16.5	Land Use and Planning.....	16-14
16.6	Mineral Resources .....	16-16
16.7	Parks and Recreation .....	16-16
16.8	Wildfire .....	16-19
17.0	GROWTH INDUCING IMPACTS .....	17-1
17.1	CEQA Requirements.....	17-1
17.2	Impact Analysis .....	17-1
18.0	CUMULATIVE IMPACTS .....	18-1
18.1	CEQA Requirements.....	18-1
18.2	Cumulative Development Scenario .....	18-2
18.3	Cumulative Analysis .....	18-4
19.0	SIGNIFICANT UNAVOIDABLE IMPACTS.....	19-1
19.1	CEQA Requirements.....	19-1
19.2	Impact Analysis .....	19-1

20.0	ALTERNATIVES.....	20-1
20.1	CEQA Requirements.....	20-1
20.2	Project Objectives and Significant Impacts.....	20-2
20.3	Alternatives Considered but Rejected .....	20-4
20.4	Alternatives Considered.....	20-6
20.5	Comparison of Alternatives .....	20-19
20.6	Environmentally Superior Alternative .....	20-21
21.0	SOURCES.....	21-1
21.1	Documents, Persons Contacted and Web Sources.....	21-1
21.2	Report Preparers.....	21-17

## Appendices

Appendix A	Notice of Preparation and Comments
Appendix B	McKinleyville Town Center Q-Zone Regulations
Appendix C	Air Quality Modeling Results
Appendix D	GHD Biological Reports
Appendix E	W Trans Traffic Study

## Tables

Table 2-1	Summary of Significant Impacts and Mitigation Measures.....	2-4
Table 3-1	Existing Zoning and Development Capacity.....	3-15
Table 4-1	Projected New Mixed Use Town Center Development Capacity .....	4-19
Table 4-2	Projected Population and Employment Generation.....	4-21
Table 5-1	Common Criteria Air Pollutants .....	5-3
Table 5-2	Typical Non- Road Engine Emissions Standards .....	5-7
Table 5-3	National and California Ambient Air Quality Standards .....	5-10
Table 5-4	North Coast Air Basin Attainment Status.....	5-14
Table 5-6	Rate of Vehicle Trip Volume per Service Population .....	5-21
Table 5-5	Applicable CAPCO Measures and Applied VMT Reductions.....	5-22
Table 5-7	Permitted Non-Residential Land Use.....	5-26
Table 6-1	Special-Status Plant Species with Potential to Occur in Vicinity .....	6-12

Table 6-2	Special-Status Wildlife Species with Potential to Occur in the Project Vicinity.....	6-17
Table 8-1	Project Characteristics .....	8-8
Table 9-1	GHG Types and Their Contribution to Global Warming .....	9-6
Table 9-2	GHG Global Warming Potentials.....	9-7
Table 11-1	Project Contribution to Future Traffic Noise Levels .....	11-18
Table 11-2	Vibration Annoyance Potential Criteria .....	11-24
Table 11-3	Vibration Damage Potential Threshold Criteria.....	11-24
Table 11-4	Typical Vibration Levels During Construction.....	11-27
Table 12-1	McKinleyville Union School District Enrollment .....	12-3
Table 12-2	McKinleyville Union School District - Annual Individual School Enrollment	12-4
Table 12-3	McKinleyville Union School District Enrollment and Capacity .....	12-4
Table 12-4	Northern Humboldt Union High School District Enrollment .....	12-5
Table 12-5	McKinleyville High School - Annual Enrollment.....	12-5
Table 12-6	Student Generation .....	12-10
Table 13-1	Existing and Proposed Bicycle Facilities.....	13-5
Table 13-2	Demographics and Baseline VMT Conditions 2015 .....	13-17
Table 13-3	Residential and Office VMT Metrics of Project Compared to Baseline .....	13-18
Table 15-1	Wastewater Generation .....	15-6
Table 18-1	Geographic Scope for Cumulative Impact Analyses .....	18-3
Table 20-1	Reduced Project Scale Development Capacity .....	20-15
Table 20-2	Comparison of Alternatives Impacts to Proposed Project Impacts.....	20-20

## Figures

Figure 3-1	Location Map .....	3-3
Figure 3-2	Existing Conditions.....	3-5
Figure 3-3	Site Photographs.....	3-7
Figure 3-4	Town Center Boundary .....	3-11
Figure 3-5	Town Center Land Use .....	3-13
Figure 3-6	Existing Town Center Zoning .....	3-17
Figure 4-1	Mixed Use Rezone Map .....	4-3
Figure 4-2	Proposed Q-Zone Zoning Classifications.....	4-7
Figure 4-3	Planned Central Avenue Cross-Section.....	4-11
Figure 4-4	Planned Hiller Road Cross-Section.....	4-13
Figure 4-5	Integrated Bicycle and Pedestrian Trail Plan .....	4-15
Figure 6-1	Aquatic Features .....	6-7

Figure 6-2 Special-Status Species with Potential to Occur in the Project Vicinity ..... 6-9  
Figure 11-1 Land Use/Noise Compatibility Standards ..... 11-11  
Figure 11-2 California Redwood Coast-Humboldt County Airport Area of Influence.... 11-13  
Figure 11-3 Noise Compatibility Policy Map ..... 11-25