

CITY OF POINT ARENA

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Councilmember Jeff Hansen
Councilmember Jim Koogle
Councilmember Dan Doyle

Interim City Manager Peggy Ducey

Memo

To: Meng Heu, Office of Planning and Research (OPR), State Clearing House

Date: May 10, 2023

Regarding: Revision to the Biological Section and Hazardous Materials section of the MND (SCH Number 2024040981)

Dear Mr. Heu,

As requested, this memo outlines the two changes that were made to the MND for the Wildflower East project (SCH Number 2024040981). These changes impacted only the Biological Resources and Hazardous Materials sections of the MND.

Biological Resources:

We received a comment from the public that the MND incorrectly concluded that there was no fish habitat in Arena Creek. The project biologist prepared an amendment to the biological report which analyzed fish presence and resulted in four additional Mitigation Measures in the MND as noted below:

MM BIO-7A: No construction related debris will be staged within the 50-foot buffer, or in areas where such debris may wash into the creek. Any refueling of equipment should also occur outside of the 100-foot riparian buffer.

MM BIO-7B: Under no circumstances should any wash water or wastewater from construction be allowed to enter Arena Creek.

MM BIO-7C: Construction netting or tarps should be installed beneath scaffolding along the creek to capture any debris which may fall from the structures or scaffolding, preventing it from entering Arena Creek. Appropriate equipment for application of materials (i.e., paint, etc.) which is to be applied to the structures should be used. The manner in which materials are applied should be the least likely to cause drift, leaking or spillage. Any debris which may fall on the ground should be removed by the end of the workday.

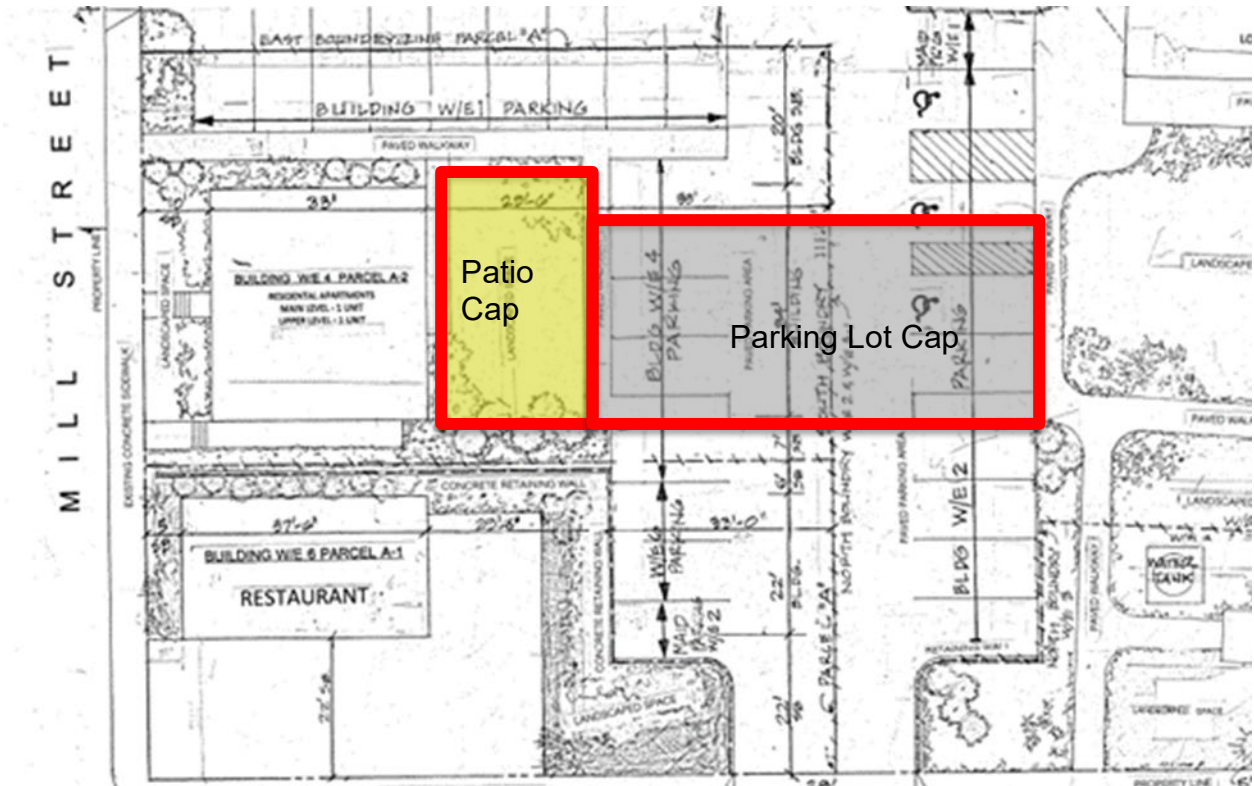
MM BIO-7D: Land disturbance activities will occur during the general dry season June 1 through October 15. Erosion control measures (i.e., weed-free jutes straw waddle, weed-free straw bales, silt fencing, tarps) should be staged and installed on-site prior or at initiation of land disturbance activities in case rain-event may occur.

Hazardous Materials

We received a comment from the State Water Board that the MND incorrectly stated that the site was not listed on Geotracker and in fact was a location with contaminated soils from an underground storage tank. I worked with the Water Board staff to identify appropriate mitigation

measures to address the remaining contamination on site, which resulted in the inclusion of the following additional mitigation measures:

HZA-01. The Applicant shall cap the proposed landscaped located between the residential structure on Parcel A and the parking lot to the south as illustrated in the site plan below. The cap shall be of non-permeable pavement such as a concrete patio.



HAZ-02. The Applicant shall submit a Soil Management Plan (SMP) approved by the Regional Water Board, prior to the start of earth moving activities, which details required precautions when doing any earthwork at this site.

HAZ-03. The Applicant shall record a Land Use Covenant (LUC) which states that the capped area, outlined below in red must be maintained as a capped area and cannot be turned into bare ground or landscaped or play areas in the future.

Please feel free to contact me if you have any questions.

Thanks,

Marie Jones
City Planner
City of Point Arena