SOUTHERN HUMBOLDT COMMUNITY PARK
FINAL ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NUMBER 2010092037

Prepared for

Humboldt County Planning Department

November 2016

Prepared by

Amy Skewes-Cox, AICP

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In conjunction with

BASELINE
ENVIRONMENTAL COLLABORATIVE
ILLINGWORTH & RODKIN, INC.
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TOM CAMARA GRAPHICS
WORDSMITH WORD PROCESSING
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Chapter I
INTRODUCTION

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A. PURPOSE OF THE FINAL EIR

This document, together with the Draft Environmental Impact Report (DEIR), is the Final Environmental Impact Report (Final EIR) for the Southern Humboldt Community Park (State Clearinghouse Number 2010092037). The DEIR identified the likely environmental consequences of the project and recommended mitigation measures to reduce or eliminate significant impacts. This document responds to public comments on the DEIR, revises the DEIR as necessary, and provides a Mitigation Monitoring and Reporting Program (MMRP) for the project.

According to the California Environmental Quality Act (CEQA) (as amended January 1, 2016), lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the DEIR. For this project, Humboldt County is the lead agency. This document has been prepared to respond to comments received on the DEIR and to clarify any errors, omissions, or misinterpretations of the analysis or findings in the DEIR.

This document, together with the DEIR, will constitute the Final EIR if Humboldt County certifies the Final EIR as complete and adequate under CEQA.

B. ENVIRONMENTAL REVIEW PROCESS

The DEIR was made available for public review from April 29 through June 29, 2016. The general public was advised of the availability of the DEIR through notification via email and Notices of Availability mailed to neighbors of the project site. Public agencies and interest groups were also notified by mail. The DEIR was posted on the County's website on April 29, 2016.

During the public review period on the DEIR**,** written comments were made. A copy of written comments on the DEIR and responses to the comments can be found in Chapter II of this document.

The Final EIR will be presented to the Humboldt County Planning Commission at its meeting scheduled for December 1, 2016 at the Board of Supervisors Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California 95501. Before acting on the project, the Board of Supervisors must certify the Final EIR and adopt the MMRP (see Chapter IV of this document). In addition, the Board of Supervisors must make the necessary findings for the adoption of mitigation measures associated with the project.

C. REPORT ORGANIZATION

This document consists of the following chapters:

- *Chapter I: Introduction.* This chapter includes a discussion of the purpose and organization of the Final EIR.
- *Chapter II: Comment Letters and Responses for the DEIR.* This chapter contains the names of individuals and agencies commenting on the DEIR and reproductions of letters and emails received on the DEIR. The comments are numbered in the margins of the comment letters and responses are

keyed to the comment numbers. Where revisions to the DEIR are appropriate, these are summarized and the actual text changes are shown in Chapter III.

- *Chapter III: DEIR Text Changes.* This chapter contains corrections or clarifications that have been made based on comments received on the DEIR or for other reasons. The changes show language that has been added to or deleted from the DEIR. Underlined text represents language that has been added to the DEIR; text in ~~strikeout~~ has been deleted from the DEIR.
- *Chapter IV: Mitigation Monitoring and Reporting Program.* This chapter identifies mitigation measures referenced in the EIR as necessary to avoid or reduce the project's potentially significant impacts and provides a program for implementation and monitoring of these measures. The timing and entity responsible for monitoring are identified.

Chapter II
COMMENT LETTERS AND RESPONSES FOR THE DEIR

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This chapter includes a reproduction of each comment letter (including emails) that addressed the DEIR and was received during the public review period. Each letter is followed by responses to comments made in the letter.

COMMENT NUMBER

A. State Agency Comments

B. Local Agency Comments

C. Public and Public Interest Group Comments

A. STATE AND REGIONAL AGENCY COMMENTS

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DEPARTMENT OF FISH AND WILDLIFE
Region 1 – Northern
601 Locust Street
Redding, CA 96001
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EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

June 13, 2016

Mr. Michael Richardson
Senior Planner
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501-4484

RE: Draft Environmental Impact Report for the Southern Humboldt Community Park (SCH #2010092037), Humboldt County, California

Dear Mr. Richardson:

On May 2, 2016, the California Department of Fish and Wildlife (Department) received from the Humboldt County Planning and Building Department (Lead Agency) a Draft Environmental Impact Report (DEIR) for the Southern Humboldt Community Park (SHCP, Project). The 405.7-acre Project site is located between the town of Garberville and the South Fork of the Eel River, along Camp Kimtu Road and Sprowl Creek Road. The subject parcel contains approximately one mile of river frontage on the South Fork Eel River.

Project Description

The Project includes:

- A change of Humboldt County's General Plan land use designation of the entire 405.7-acre site to the new Public Recreation designation. Current land use designations include Agricultural Rural with 5- to 20-acre minimum size lot (AR5-20), Agricultural Lands with a 20-acre minimum lot size (AL20), and Industrial, Resource Related.

A1-1

- An amendment of the Humboldt County Zoning Ordinance to add a Public Facility (PF) zoning classification, rezoning 87 acres of the Project site from Agriculture Exclusive (AE) to PF, and retaining the existing AE zoning on approximately 307-acres and the existing Heavy Industrial Qualified zoning on approximately 12.1-acres of the Project site.
- Construction of new public facilities such as ten acres of irrigated sports fields, bleachers and benches, new restrooms, parking improvements, stages, access roads, trails, camping area, bike track, playground, dog park, and skate park.
- A conditional use permit and special permit for proposed medium (five per year) and large (one per year) events such as festivals and concerts.
- A special permit for reduced buffer distances from on-site wetlands and streams.

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- The retention and right to transfer existing residential development rights of the property under current land use designations (specifically, AR 5-20 and AL 20 lands allow for 54 potential parcels).

As the Trustee Agency for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants and their habitat. As a Responsible Agency, the Department administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code (FGC) that conserve the State's fish and wildlife public trust resources. The Department provided comments on the Notice of Preparation for this Project in October 2010, and conducted a site visit in February 2013. The Department notes that many of our recommendations have been incorporated into the DEIR. We offer the following additional comments and recommendations on this Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act, California Public Resource Code Section 21000 *et seq.*

A1-1

Ecological Significance and Current Conditions of the South Fork Eel River

The South Fork Eel River is a State- and federally-designated Wild and Scenic River, as well as a regionally-important fish-bearing stream, that currently supports three listed salmonid species. Coho salmon (*Oncorhynchus kisutch*) is State- and federally-listed as "threatened" pursuant to CESA and the federal Endangered Species Act (ESA). Chinook salmon (*O. tshawytscha*) and steelhead (*O. mykiss*) are federally-listed as "threatened" pursuant to the ESA. The Department has identified the South Fork Eel River coho salmon population as a key population to maintain or improve as part of the *Recovery Strategy of California Coho Salmon* (DFG 2004). Coho salmon has undergone at least a 70% decline in abundance since the 1960s, and is currently at 6 to 15% of its abundance during the 1940s (DFG 2004). Additionally, pursuant to Clean Water Act Section 303(d), the North Coast Regional Water Quality Control Board has listed the South Fork Eel River as impaired due to elevated levels of sedimentation/siltation and temperature.

A1-2

Riparian buffers

The Project will encroach on several of the mapped 100-foot buffer areas recommended by the Department in prior comments, and in some cases, will encroach on the 50-foot setbacks required by the Humboldt County Streamside Management Area Ordinance. In order to mitigate for impacts to streams from reduced setbacks, the Project proposes to relocate some aspects of the Project (the Environmental Camp) outside the 50-foot buffer area, to restrict use of Temporary Event Facilities to the dry season (May 1 to October 31), and to provide signage, fencing, and dedicated paths for pedestrians. While these measures may help reduce impacts to Project streams, some (pedestrian paths and crossings) will create their own impact within the stream buffer areas. Further, it is unclear to the Department to what extent limiting use of the Temporary Event Facilities to the dry season will protect the seasonal creek, particularly if measures are taken to keep people out of the creek with signs and dedicated paths. The Department recommends, in addition to measures proposed, the Project adopt

A1-3

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strategies proposed in the "Water Supply and Demand Analysis and Potential Impacts on Surface Water and Aquatic Habitat (Water Supply Analysis)," which recommends stream and riparian improvements of the westernmost stream on the Project site. As noted in the Department's prior comment letter on this Project, the western-most stream is degraded and lacks any overstory vegetation. The Water Supply Analysis states that:

> "*Maintaining and elevating the grade of this stream, while adding some sinuosity to the channel, will promote development of a more natural riparian corridor with increased potential for wildlife habitat, while increasing seepage of surface water into groundwater. It is apparent that this stream was ditched at some point in the past, and has since entrenched itself.*" (p. 11)

A1-3

The Department finds there is a direct linkage between in-stream and near-stream biological communities, with near-stream riparian communities providing vital in-stream ecological services such as bank protection, reduction of sediment delivery to downstream receiving waters, habitat complexity, shade, microclimate, and woody debris, as well as providing habitat for invertebrates, birds, mammals, and amphibians. It is therefore imperative to protect and restore near-stream riparian habitat to maintain or achieve properly functioning stream ecosystems. The Department recommends riparian plantings with appropriate native species in this area to mitigate for encroachment and disturbance to riparian and stream buffer areas as a result of Project activities. The Department recommends that overstory riparian planting on the western-most stream be made a condition of permit approval by the Lead Agency.

Water Use

The Project will result in a substantial increase in water use to irrigate the proposed 10-acres of sports fields. The Department appreciates the thorough discussion of potential impacts on aquatic resources contained in the Water Supply Analysis. The Department has the following recommendations and clarifications regarding increased water use of the proposed Project.

A1-4

The DEIR states that up to 2,000 gallons per day can be diverted from an Unnamed Tributary to the South Fork Eel River between November 1 and July 1. The Department would like to clarify that this diversion is also limited to no more than 10% of the streamflow of the Unnamed Tributary, for the protection of fish and wildlife. The SHCP's Lake or Streambed Alteration Agreement (LSAA) No. 1600-2009-0238-R1, Administrative Provision 20, states that SHCP *"shall not divert more than 2,000 gallons per day or 10% of the streamflow as measured at the point of diversion, whichever is less."* The Project should ensure that water withdrawals from the Unnamed Tributary comply with this provision of the LSAA.

Mitigation Measure BIO-5 in the DEIR recommends general improvements to water storage capacity; however the quantity, type, and season of storage are not described in sufficient detail to determine what measures will be employed or how they will protect fish and wildlife resources. The Water Supply Analysis provides several

recommendations that will be useful for SHCP to achieve the additional measures required by their LSAA extension. These required measures include an increase in water storage and/or water conservation measures in order to reduce dependence on direct diversion during low flow periods by August 15, 2019. The LSAA extension also requires the development, in consultation with the Department, of strategies for forbearing (ceasing) diversion during low-flow periods, and submittal of a water conservation strategy with potential forbearance periods to the Department by August 15, 2016. A1-4

The Department recommends including in Mitigation Measure BIO-5 a deadline of August 15, 2016, as required by the SHCP's LSAA extension, for developing and submitting to the Department and Humboldt County a water conservation strategy. This water conservation strategy should include potential forbearance periods (periods of no diversion) as well as details on the proposed quantity and types of storage that will be implemented, so that fish and wildlife protective measures can be evaluated and implemented. This strategy should include a timeline for implementation so as to reduce dependence on direct diversion during low-flow periods by August 15, 2019, as required by the LSAA extension.

Avoiding Impacts to Nesting Birds

The Department appreciates the incorporation of measures to avoid or minimize impacts to nesting birds, and to ensure compliance with the federal Migratory Bird Treaty Act (MBTA) and State Fish and Game Code Sections 3503 and 3503.5. Mitigation Measure BIO-1 states that a qualified biologist shall conduct pre-construction nesting bird surveys within 14 days prior to major construction and fire fuel management activities. Based on averaged data from the Birds of North America species accounts, 14 days leaves too much time between the surveys and the disturbance. Many birds that likely nest within the Project footprint, including State Species of Special Concern (SSC) such as the grasshopper sparrow (*Ammodramus savannarum*), Bryant's savannah sparrow (*Passerculus sandwichensis alaudinus*), and yellow warbler (*Setophaga petechia*), commonly build nests in less than one week. Therefore, pre-disturbance surveys should be conducted no more than seven days prior to any construction or disturbance that could result in take of an active nest, including but not limited to intensive agricultural disturbances such as mowing, haying, or tilling, if those activities will occur during the breeding season. A1-5

The Department agrees with the recommendation in the Special-Status Wildlife Survey Report prepared by J.B. Lovelace and Associates in 2012 that pre-disturbance surveys should be conducted "early in the breeding season to assess the presence of breeding birds in these areas if any removal of breeding habitat will occur during the nesting period" (p.16). Early season nesting surveys will yield information about which species may be nesting within the Project footprint, and can help focus any necessary pre-disturbance surveys.

The Department is also concerned that the DEIR does not specifically address potential impacts to the breeding population of grasshopper sparrows identified within the Project footprint. The grasshopper sparrow has been described as a "*locally rare summer resident and breeder*" (Harris 1996) in Northwestern California, and has declined significantly throughout its range from the late 1960s through the present (Ruth 2015). The Special-Status Wildlife Survey Report prepared by J.B. Lovelace and Associates in 2012 identified four grasshopper sparrows defending territories in Area 3 (main agricultural area) on June 1-2, 2012. This report also recommended that:

> "*In order to avoid impacts to Grasshopper Sparrow, land management strategies should avoid "stand replacement level" disturbances (e.g., hay harvest, mowing, burning, etc.) to grasslands during the breeding season for this species (May 1-August 1), while still allowing for limited and conservative low-intensity disturbance (e.g., low-moderate intensity grazing, etc.) to maintain some diversity and stand complexity in herbaceous vegetation (i.e., grasslands). Additional management recommendations pertaining to Grasshopper Sparrow should focus on maintenance of the existing grassland-dominated areas at Southern Humboldt Community Park and minimizing future conversion of low-intensity pasturelands to intensively managed (i.e., row-crop, etc.) agricultural production or similar habitat alteration.*" (p.18)

A1-5

The Department agrees with this recommendation, although we recommend adhering to the general avoidance window as proposed in the DEIR (February 15 – August 31) unless pre-disturbance surveys are conducted. This will prevent impacts to not only grasshopper sparrows but to other grassland ground-nesting species that may be present, in order to ensure compliance with the federal MBTA and FGC, which is the stated intent of Mitigation Measure BIO-1. The Department strongly disagrees with the assertion in Mitigation Measure BIO-1 that:

> "*Birds typically acclimate to on-going vegetation management practices associated with farming and property maintenance, such as hay crop harvest, field tilling, and mowing for trail clearance, special event area maintenance and other property maintenance, and no preconstruction surveys or special avoidance measures are considered necessary for these activities.*"

On the contrary, neotropical migrant birds such as grasshopper sparrows do not have the ability to acclimate to sudden, catastrophic disturbances of their nesting habitat (such as hay crop harvest). Agricultural areas may serve as a population sink if migratory birds arrive, establish territories, and construct nests only to have those nests fail due to direct take or nest failure caused by loss of cover. According to Perlut et al. 2008: *"Eggs and young of ground-nesting birds are vulnerable to being crushed by the harvest machinery, and nests that survive hay-harvest are likely to be depredated."* In one study of ground-nesting species with habitat requirements similar to those of grasshopper sparrows, haying caused failure of 99% - 100% of the active nests being monitored (Perlut et al. 2006). Thus, take of active nests of grassland birds, including grasshopper sparrows, as a result of haying operations is likely if haying occurs during

the nesting season without prior nest surveys and avoidance. Because the DEIR identifies *"the loss of bird nests in active use"* as a potentially significant impact, and because take of nests is prohibited by FGC and the MBTA, Mitigation Measure BIO-1 should be modified to include surveys and avoidance measures prior to hay crop harvest, field tilling, mowing, and any other activities that may result in the loss of active nests.

The DEIR indicates that the field produces a hay crop every spring. Potential impacts to grasshopper sparrows could be avoided if it is feasible for hay to be harvested early (prior to May 1) or late (after August 15). Additionally, if grasshopper sparrows re-nest in the field once hay is harvested, their nests may be impacted by the proposed use of the field as a parking area later in the summer. An adaptive management approach is warranted for this SSC, since little is known about where they nest on the property, or when active nests are present. This Project presents an opportunity to learn more about where grasshopper sparrows are nesting on the property and to protect those nests from disturbance from ongoing agricultural operations or new construction, should they be nesting within the disturbance footprint of those activities. The Project also provides an opportunity to create additional habitat for grasshopper sparrows and other grassland nesting birds. The Department recommends additional measures to protect grasshopper sparrows, such as seasonal avoidance windows, as recommended above, and/or pre-disturbance surveys and implementation of appropriate buffers for active nests. **A1-5**

Recommendations

1. Consistent with prior recommendations by the Department and recommendations in the Water Supply Analysis, the Project should mitigate for reduced stream buffers and impacts to riparian areas within the Project footprint by planting native riparian overstory on the western-most stream, which currently lacks any overstory vegetation. The Lead Agency should make this a condition of approval for the Project. **A1-6**

2. The final EIR should better define water conservation measures and provide details on proposed water storage capacity improvements and future forbearance periods. Mitigation Measure BIO-5 should incorporate relevant LSAA requirements and the deadline for submitting a water conservation strategy (August 15, 2016) and implementation timeline (by August 15, 2019). **A1-7**

3. Mitigation Measure BIO-1 should be amended to include pre-disturbance nesting bird surveys no more than seven days prior to any Project activity that could result in take of nests (including but not limited to haying, mowing, tilling, and other agricultural activities). **A1-8**

4. The DEIR does not provide enough information to determine where grasshopper sparrows are nesting on-site, and thus does not ensure that Project activities will not result in take of active nests, which is a potentially significant impact identified **A1-9**

in the DEIR. Therefore, Mitigation Measure BIO-1 should also include a survey and avoidance plan for grasshopper sparrows and other grassland nesting birds. This plan should be submitted to the Department for approval.

A1-9

Department staff is available for consultation on any aspect of these recommendations and their implementation. We appreciate the opportunity to comment on this Project. Please contact Environmental Scientist Jennifer Olson at 707-445-5387 or jennifer.olson@wildlife.ca.gov if you have any questions.

Sincerely,

Donna Y. Cobb

for **Curt Babcock**
Environmental Program Manager

ec: Michael Richardson
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California Department of Fish and Wildlife

A1-1 The comment summarizes the proposed project and jurisdiction of the Department of Fish and Wildlife (CDFW) as a Trustee Agency, and indicates that comments were provided on the Notice of Preparation for the project by CERF in October 2010, and that CDFW staff conducted a site visit in February 2013. No comments are made on the adequacy of the DEIR, and therefore no response is necessary.

A1-2 The comment refers to the status of the South Fork Eel River as a state and federally designated Wild and Scenic River and its importance in supporting three listed salmonid species, and indicates that the North Coast Regional Water Quality Control Board has listed the South Fork Eel River as impaired due to elevated levels of sedimentation/siltation and temperature. The discussion of special-status species on page 4.4-8 of the DEIR includes information on the three listed salmonid species known from the South Fork Eel River. No comments are made on the adequacy of the DEIR, and therefore no further response is necessary.

A1-3 This comment describes potential direct and indirect impacts on riparian buffers, questions the adequacy of measures to protect buffer areas, and makes additional recommendations regarding enhancement of the westernmost stream on the site consistent with the enhancements called for in the 2015 memo *Independent Review of Southern Humboldt Community Park Water Supply and Demand Analysis and Potential Impact on Surface Water and Aquatic Habitat* (WSDAPISWAH) prepared by Pacific Watershed Associates. A detailed assessment of the potential impacts of the project on wetlands and riparian buffers is provided in Section 4.4, Biological Resources, of the DEIR, under Impact BIO-2 and Impact BIO-4. As discussed on page 4.4-32 of the DEIR, proposed improvements have generally been sited to avoid most of the riparian corridors formed by the seasonal creeks, the riparian forest along the edge of the South Fork Eel Creek, and the broad expanse of seasonal freshwater marshlands on the site. Figures 4.4-3 through 4.4-6 of the DEIR show the mapped wetlands and riparian corridors in relation to proposed improvements, and demonstrate that both a 50-foot setback buffer called for under the County's Streamside Management Area (SMA) Ordinance and an even larger minimum 100-foot buffer is achieved in most instances around these features. Locations where a minimum 100-foot buffer would not be met are described in the DEIR. These locations include the traffic circle and replacement bathroom in Tooby Memorial Park; the temporary stage, new bathroom, and the parking and roadway improvements in the Park Headquarters Area; the pedestrian bridge crossings over the seasonal creeks; most of the temporary stage and booths associated with the Temporary Event location, and the layout of a portion of the Environmental Camp where about nine tent sites would be located near the top of bank to the adjacent seasonal creek within the buffer setback in the Community Commons Area; and a new irrigation line that would cross over the seasonal creek for the sports fields in Area 5.

As discussed in Section 4.4, Biological Resources, of the DEIR, potential impacts on wetlands and riparian habitat were determined to be potentially significant. Mitigation Measures BIO-2a, BIO-2b, and BIO-4 of the DEIR would serve to adequately address potential impacts on these features and reduce identified impacts to a less-than-significant level. Mitigation Measure BIO-4 incorrectly references Mitigation Measures BIO-3a and BIO-3b in addressing direct loss of jurisdictional waters on the site, when the reference should have been to Mitigation Measures BIO-2a and

BIO-2b; this error has been corrected (see Chapter III, DEIR Text Changes, of this document). Additionally, Mitigation Measure BIO-2a has been modified to include over-story plantings along the western-most stream as recommended by CDFW. These measures would collectively ensure compliance with the County's SMA Ordinance, include adjustments to the footprint of proposed improvements and restrictions on timing of use of the Temporary Event facilities in Area 4 to the dry season, and require installation of pedestrian bridges, split rail fencing, and interpretive signage to avoid concentrated pedestrian activity in the channel bottom of the seasonal creeks through the Temporary Event facilities and the Environmental Camp to avoid concentrated pedestrian activity in the channel bottom. These measures are considered sufficient to address direct and indirect impacts of project implementation. However, Mitigation Measure BIO-2a acknowledges that authorization for modifications to jurisdictional waters on the site must be obtained by the applicant from the United States Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), and CDFW, and that proof that adequate compensatory mitigation has been defined as part of the agency authorizations must be provided to the County prior to issuance of a grading permit for any component of the project affecting jurisdictional waters. Where warranted, the CDFW could include additional compensatory mitigation for direct or indirect impacts on regulated waters, including enhancement plantings as suggested by the commenter. The Wetland Protection and Replacement Program called for in Mitigation Measure BIO-2a would provide compensatory mitigation at a minimum 2:1 ratio where on-site avoidance of jurisdictional waters, streams, and wetlands identified in the SMA Ordinance is not feasible.

In response to the comment, and to provide the correct reference to measures recommended in Section 4.4, Biological Resources, of the DEIR, Mitigation Measure BIO-2a (page 4.4-34) and BIO-4 (page 4.4-37) have been revised as follows:

> *Mitigation Measure BIO-2a: …*
>
> - *Provide over-story plantings along the western-most stream to the satisfaction of CDFW.*
>
> *Mitigation Measure BIO-4: Implementation of Mitigation Measures BIO-~~3a~~ 2a and BIO-~~3b~~2b would ensure adequate mitigation is provided for the direct loss of jurisdictional waters on the site…*

A1-4 The comment refers to water use associated with the project and points out that the Lake and Streambed Alteration Agreement (LSAA) issued by the CDFW limits the diversion from the unnamed tributary on the site to the period from November 1 and July 1, but also limits the diversion to no more than 10 percent of the streamflow which should be acknowledged in the DEIR, and that the project should ensure any withdrawals comply with this condition. The comment states that Mitigation Measure BIO-5 in the DEIR recommends general improvements to water storage capacity but does not include sufficient detail to determine what measures would be employed or how they would protect fish and wildlife resources. The CDFW recommends including a deadline of August 15, 2016 in Mitigation Measure BIO-5 regarding preparation of a water conservation strategy, consistent with the LSAA extension it issued to the applicant.

The concerns of the commenter over water supply and effects on fish and wildlife resources are noted. However, including a deadline of August 15, 2016 in Mitigation Measure BIO-5 is unrealistic as this Final EIR was not completed until after that date, and preparation of a water conservation

strategy remains a condition in the LSAA extension issued by the CDFW regardless. The diversion from the unnamed tributary on the site for water storage is actually from a spring source, not a direct diversion from a stream, as described in the WSDAPISWAH (see page 9). The conditions of the LSAA extension from the CDFW will have to be met by the applicant. In addition, Mitigation Measure BIO-2a in the DEIR requires that the applicant secure appropriate authorizations for modifications to jurisdictional waters on the site, including the CDFW agreements under Section 1602 of the State Fish and Game Code.

As discussed under Impact BIO-5 on pages 4.4-38 to 4.4-42 of the DEIR, the WSDAPISWAH provides an assessment of the potential impacts of the project on aquatic habitat and a determination on the effects of the anticipated demand on surface water flows, including the South Fork Eel River. As concluded in the WSDAPISWAH, project implementation is not expected to result in any adverse impacts on existing aquatic habitat conditions along the on-site ephemeral streams. In addition, no significant adverse impacts on surface water flows or aquatic habitat in the South Fork Eel River are anticipated for the project itself. However, as indicated in Impact BIO-5, the project would contribute to a cumulative reduction in the surface water flows to the South Fork Eel River, including during the dry summer months when conditions become critical. As acknowledged in the WSDAPISWAH, the low-flow conditions that have existed for the past several summers are a limiting factor for survival of juvenile Coho and Chinook salmon, steelhead trout, and other aquatic species. During drought conditions, any reduction in flow could exacerbate the undesirable conditions of high water temperatures, low dissolved oxygen levels, and elevated nutrient concentrations, and could contribute to the creation of conditions that could be lethal for salmonids and other aquatic life.

Because of these extreme low flows in the South Fork Eel River during current drought conditions, any further reduction in surface flows, including the relatively small diversion volume associated with the proposed project, could be cumulatively considerable and result in a significant cumulative impact on aquatic life. The WSDAPISWAH included detailed recommendations to address the perception of using water to irrigate future playfields on the site, based on the principles of good environmental stewardship and water conservation, and to recognize that water use in the park must be adjusted based on the availability of water necessary to support the conservation values of the South Fork Eel River. These consist of 1) general recommendations for design and operation of the park, 2) adaptive management practices during times of water scarcity, and 3) controls on water availability through increased water storage capacity and restrictions on flow diversions from the South Fork Eel River during the dry season. Collectively, implementation of these recommendations from the WSDAPISWAH would serve to fully mitigate any project contribution to the potentially significant cumulative impact on aquatic life in the South Fork Eel River.

Mitigation Measure BIO-5 in the DEIR calls for implementation of the recommendations contained in the WSDAPISWAH, as requested by the commenter. Additional restrictions and monitoring called for under Mitigation Measure BIO-5 under “Future Water Storage and Restrictions on Flow Diversions” beginning on page 4.4-41 of the DEIR would serve to improve future water storage and ensure adequate restrictions on in-channel diversions that could otherwise result in a cumulatively significant contribution to adverse effects on the aquatic habitat of the South Fork Eel River during the dry season. These restrictions go well beyond the limits on diversion allowed under the LSAA extension from the CDFW. As called for in Mitigation Measure BIO-5, the specifics on the additional water storage capacity would preferably be defined as part of the required Adaptive Management Plan that must be in place by the onset of construction of any playing fields. Also, as

acknowledged in Mitigation Measure BIO-5, additional environmental review may be required depending on the location selected for any tanks and other storage facilities; Mitigation Measure BIO-5 requires that any necessary environmental review be conducted before the storage facilities are installed. These details would be defined and any adverse effects on fish and wildlife habitat considered as part of subsequent environmental review, if necessary.

In response to the comment, Mitigation Measure BIO-5 on page 4.4-41 of the DEIR has been revised to indicate the full restrictions on diversion from the on-site spring, consistent with the LSAA extension of the CDFW. In addition, Mitigation Measure BIO-5 has been revised to eliminate the contingency of a more robust metric than the Sylvandale (USGS Gauge #11476500) 30 cubic feet per second (cfs) measurement. Additional revisions to the DEIR are not considered necessary in response to the above comments. The revision is as follows:

Mitigation Measure BIO-5: …

Future Water Storage and Restrictions on Flow Diversions

The Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife (CDFW) allows up to 2,000 gallons per day or 10 percent of the streamflow to be diverted from the spring currently used by the applicant between November 1 and July 1 of each year. The other diversion serving the site is from an infiltration gallery in the South Fork Eel River that is allowed to operate at a maximum diversion rate of 0.24 cfs. Use of the infiltration gallery currently does not have a specified period of diversion in the LSAA.

The following measures are recommended to improve future water storage and ensure adequate restrictions on in-channel diversions that could otherwise result in a cumulatively significant contribution to adverse effects on the aquatic habitat of the South Fork Eel River during the dry season:…

- *Diversion from the South Fork Eel River infiltration gallery shall cease when the flow at Sylvandale (USGS Gauge #11476500) is nominally less than 30 cfs~~, contingent on calculation of a more robust metric~~.*
- *…*
- *The applicant shall ~~seek~~ secure other funding to install additional water storage tanks and other on-site facilities to improve availability during the dry season. The additional water storage capacity can be defined as part of the Adaptive Management Plan, and preferably implemented in conjunction with construction of the future sports fields. Depending on the location selected for these tanks and other storage facilities, additional environmental review may be required. Any necessary environmental review shall be conducted before the facilities are installed.*
- *The Southern Humboldt Community Park is a senior water rights holder on the South Fork Eel River. Complying with any and all agreements to conserve water in an effort to protect fish and wildlife during periods of prolonged drought has no effect on existing senior water rights.*

The combination of the measures above would reduce the project's contribution to the cumulative impact to less than significant. (LTS)

A1-5 The comment refers to avoiding impacts on nesting birds, and concerns over possible disturbance from project-related activities, including but not limited to intensive agricultural disturbances such as mowing, haying, or tilling, if those activities were to occur during the breeding season. Of particular concern are impacts on grasshopper sparrow, which is recognized as a Species of Special Concern (SSC) species by the CDFW. The Special-Status Wildlife Survey Report (SSWSR) prepared for the applicant in 2012 included recommendations to avoid impacts on grasshopper sparrow, which the commenter agrees with, with the exception of the potential nesting season, which the commenter concurs should extend from February 15 to August 31, as specified in the DEIR. The commenter disagrees with the statement made in the DEIR that birds typically acclimate to on-going vegetation management practices, and contends that migrant birds such as grasshopper sparrows do not have the ability to acclimate to sudden, catastrophic disturbances to their nesting habitats such as hay crop harvest. The commenter also contends that agricultural areas may serve as a population sink if migratory birds arrive, establish territories, and construct nests that are then lost as a result of agricultural practices. The commenter recommends that the DEIR be revised to include surveys and avoidance measures related to agricultural practices, and that an adaptive management approach is warranted for grasshopper sparrows.

The commenter's concerns regarding nesting birds and potential impacts on grasshopper sparrow are noted. The commenter is correct that the SSWSR includes a broad recommendation to implement land management strategies to avoid disturbances such as hay harvest, mowing, and prescribed burning of grasslands during the breeding season, while still allowing for limited and conservative low-intensity disturbance such as low- to moderate-intensity grazing to continue. The SSWSR also includes a recommendation to maintain the existing grassland-dominated areas on the site and minimize future conversion of low-intensity pasturelands to intensively managed (i.e., row-crop, etc.) agricultural production or similar habitat alteration. As discussed in Section 4.4, Biological Resources, of the DEIR, much of the existing grassland habitat, which is technically regulated seasonal wetlands, would be retained and avoided, providing permanent on-site habitat for grasshopper sparrow and other grassland-dependent species.

As discussed under Impact BIO-1 of the DEIR, proposed improvements associated with the project are generally located in areas of past disturbance and non-native grassland cover. The likelihood of bird nesting is expected to be relatively low in these disturbed areas, and also low in areas subject to on-going activities and events where birds would either avoid nesting in the vicinity -or would have acclimated to the disturbance level and not be significantly affected by human presence. This statement would apply to ground-nesting birds in areas under active agricultural production, which would involve seasonal mowing, disking, and seeding. Agricultural practices are not the "catastrophic disturbances" referred to by the commenter, which typically include wildfires, floods, and severe droughts. However, management activities associated with agricultural practices do have a remote potential for inadvertent loss of bird nesting in active use. Most birds, whether resident or returning to nest in the same vicinity, do in fact acclimate to on-going disturbance, including agricultural practices. While preconstruction surveys do not appear warranted in areas undergoing on-going agricultural activities, there are conservation practices that could be used to further minimize the risk of inadvertent loss of bird nests and grassland nesting habitat. These have been developed primarily for hayfields and other grasslands in the northeast United States by Massachusetts Audubon Society and other organizations, though publications such as the 1999 Massachusetts Audubon Society publication *Managing Agricultural Lands*

including Hayfields, Crop Fields, and Pastures for Grassland Birds.[1] These conservation management practices are applicable to management of the hayfields and pasturelands on the site as well, and have been incorporated into Mitigation Measure BIO-1 below.

Mitigation Measure BIO-1 includes a requirement that a preconstruction nesting bird survey be conducted within 14 days prior to major construction and fire fuel management activities. The maximum 14-day window for completing the preconstruction surveys is a typical standard used in mitigation measures, and should serve to verify presence or absence of bird nests with eggs or young for most species. However, a shorter maximum 7-day window would provide greater assurance that now new nests have been completed, as recommended by the commenter, and Mitigation Measure BIO-1 has been revised as indicated below to reflect this change.

In response to these comments, the text, including Mitigation Measure BIO-1, on pages 4.4-30 and 4.4-31 of the DEIR has been revised as follows to shorten the maximum window for required pre-construction surveys, and to ensure appropriate agricultural management practices to avoid inadvertent loss of nesting birds, including grasshopper sparrow:

> In addition to the relatively short-term construction-generated disturbance, vegetation management activities associated with fire fuel reduction could result in inadvertent loss or disturbance to nests in active use. Fire fuel management activities would typically occur in the spring and summer months when bird breeding and nesting occurs. Ideally, construction and vegetation removal for fire fuel management activities would be initiated during the non-nesting season (September 1 to February 14) to avoid the potential for disturbance to bird nests in active use. However, conduct of preconstruction surveys and implementation of appropriate avoidance measures would serve to ensure nests in active use during the breeding and nesting season are adequately avoided in compliance with the MBTA and CDFW Code. Birds typically acclimate to on-going vegetation management practices associated with farming and property maintenance, such as mowing for trail clearance, on-going maintenance of specific use areas, and set-up for special events that occur in designated areas,~~.~~ and no special avoidance measures are considered necessary for these activities.
>
> Most birds, whether resident or migrants returning to nest in the same vicinity, do in fact acclimate to routine, on-going disturbance, including agricultural practices. While preconstruction surveys do not appear warranted in areas undergoing on-going agricultural activities, there are conservation practices that could be used to further minimize the risk of inadvertent loss of bird nests and grassland nesting habitat. These have been developed primarily for hayfields and other grasslands in the northeast United States by Massachusetts Audubon Society and other organizations. These conservation practices are applicable to management of the hayfields and pasturelands on the site as well, and have been incorporated into Mitigation Measure BIO-1b below.
>
> The following mitigation measures have ~~has~~ been recommended to recognize the potential for birds nesting on the site and to provide adequate avoidance for both

[1] Jones, Andrea and Peter Vickery, 1999, *Managing Agricultural Lands Including Hayfields, Crop Fields, and Pastures for Grassland Birds*, Grassland Conservation Program, Center for Biological Conservation, Massachusetts Audubon Society.

construction and on-going management activities that could result in inadvertent take of nests in active use.

Mitigation Measure BIO-1a: Major construction activities and vegetation management for fire fuel reduction shall be performed in compliance with the Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish and Wildlife Code to avoid loss of bird nests in active use. This shall be accomplished by preferably scheduling vegetation removal for fire fuel management and major construction activities outside of the bird nesting season (which occurs from February 15 to August 31) to avoid possible impacts on nesting birds if new nests are established in the future.

Alternatively, if these activities cannot be restricted to the non-nesting season (September 1 to February 14), a pre-construction nesting survey shall be conducted depending on the proposed activity as defined below. The pre-construction nesting survey(s) shall include the following:

- *A qualified biologist (Biologist) shall conduct a pre-construction nesting bird (both passerine and raptor) survey within 7 ~~14~~ days prior to major construction and fire fuel management activities. Construction activities requiring pre-construction surveys include: sports field improvements in the Sports Area; Environmental Camp and concession stand in the Commons Area; the new restroom, new parking, and roadway improvements in the Park Headquarters Area; and traffic circle and replacement restroom in Tooby Memorial Park. Major tree limbing and brush thinning for fire fuel management shall also require a pre-construction nesting survey when performed during the nesting season. Birds typically acclimate to on-going vegetation management practices associated with farming and property maintenance, such as hay crop harvest, field tilling, and mowing for trail clearance, special event area maintenance and other property maintenance, and no preconstruction surveys or special avoidance measures are typically considered necessary for these activities.*
- *If no nesting birds are observed, no further action is required and scheduled activities shall be initiated within 7 ~~14~~ days of the survey to prevent take of individual birds that could begin nesting after the survey.*
- *Another nest survey shall be conducted if more than 7 ~~14~~ days elapse between the initial nest search and the beginning of the scheduled major construction activities or fire fuel management activity during the nesting season. Follow-up nest surveys are not required for on-going maintenance activities and events because birds typically acclimate to these activities or would avoid nesting in the vicinity if sensitive to the associated noise, increase in human activity and other disturbance levels.*
- *…*
- *A survey report of findings verifying that any young have fledged shall be submitted by the Biologist for review and approval by the County prior to initiation of major construction activities and major fire fuel vegetation management within the buffer zone. Following written approval by the County, restricted activities within the nest-buffer zone may proceed. ~~(LTS)~~*

Mitigation Measure BIO-1b: Agricultural practices shall be performed in a manner that ensures compliance with the Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish and Wildlife Code to avoid loss of bird nests in active use. This shall be accomplished through implementation of the following measures on all the hayfields and pasturelands at the project site each year beginning January 1 of the year after the project becomes effective to ensure avoidance of bird nests in active use:

- *If possible, defer agricultural mowing practices until near the end of the grassland bird breeding season (i.e., after July 15) on fields not used for intensive hay production. This includes areas such as fallow fields, edge habitats, marginal farmlands and weedy areas.*
- *Use flushing bars on haying equipment to alter and flush birds hiding in grass in advance of mowing equipment.*
- *Avoid nighttime mowing to reduce the risks of injure to roosting birds.*
- *Raise mower blades to 6 inches or more to minimize the potential for crushing ground nests and young.*
- *Train equipment operators to be alert for nesting birds during mowing and other operations. Avoiding locations where birds are frequently seen and leaving small patches of unmowed field can easily protect possible nest locations that are otherwise difficult to detect in dense cover.*
- *Mow hayfields "from the inside out" rather from the perimeter toward the center, which forces birds into a continuously smaller space as they try to avoid the harvester. Gradually working toward the field edges allows birds and other animals a greater opportunity to flush outward toward surrounding cover.*
- *Use staff and volunteers from local bird clubs or conservation organizations to assist in determining where and what birds may be nesting in hayfields prior to mowing. Careful observations can determine the approximate nest locations prior to intensive mowing and hay harvest, and when birds have successfully raised their young.*
- *Limit grazing intensity where grassland nesting birds may be present.*

Prior to construction of the ballfields, in consultation with CDFW, prepare an Adaptive Management Plan for Protection of Nesting Bird Habitat (AMPPNBH), focusing on management practices of the hayfields and pasturelands on the site. The AMPPNBH shall be prepared by a qualified biologist with experience in conservation and agricultural management practices, and shall be completed prior to construction of any playing fields or other conversion of grassland habitat on the site. The AMPPNBH shall incorporate the above components as a long-term program for hayfield and pasture management that considers the possible disruptions that mowing, plowing, seeding, and rotation may have on grassland nesting bird species. As birds are typically faithful to nesting locations, altering management practices during the bird nesting season could have adverse consequences on nesting habitat suitability. The AMPPNBH shall be submitted to the Planning and Building Department and will be subject to the review and approval of the Planning Director in consultation with CDFW prior to authorizing any ground disturbance associated with the ballfields. (LTS)

A1-6 See the responses to Comment A1-3 and A-1-4.

A1-7 See the response to Comment A1-4.

A1-8 See the response to Comment A1-5.

A1-9 See the response to Comment A1-5.

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

June 14, 2016

Michale Richardson
Humboldt County Community Development Services
Planning Department
3015 H Street
Eureka, CA 95501

Subject: Southern Humboldt Community Park Draft Environmental Impact Report
SCH#: 2010092037

Dear Michale Richardson:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on June 13, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

A2-1

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2010092037
Project Title Southern Humboldt Community Park Draft Environmental Impact Report
Lead Agency Humboldt County

Type EIR Draft EIR

Description This project would change the County's General Plan land use designation for the entire site to the Public Recreation designation. The current land use designation is a combination of Agriculture Rural with a 5- to 20-acre min lots size on 256 acres and Agriculture Lands with a 20 acre min lot size on 150 acres. This project would change the zoning of 87 acres from AE to PF. A qualified zone would be added to the 318.7 acres in the AE zoning to allow for recreational uses such as ballfields in the AE areas. The current zoning is AE on all 405.7 acres. The three discretionary entitlements being requested by the applicant include the following: General Plan amendment, Rezoning, and a CUP for Medium and Large Events.

Lead Agency Contact

Name Michale Richardson
Agency Humboldt County Community Development Services
Phone 707-445-7541 **Fax**
email mrichardson@co.humboldt.ca.us
Address Planning Department
3015 H Street
City Eureka **State** CA **Zip** 95501

Project Location

County Humboldt
City
Region
Lat / Long
Cross Streets
Parcel No. 222-091-014, 222-241-009
Township 4S **Range** 3E **Section** 25,26 **Base** HM

Proximity to:

Highways 101
Airports Garberville
Railways NWPRR
Waterways South Fork Eel River
Schools Redway ES
Land Use Ag Rural 5-20 acre min/AgExclusive, Qualified Heavy Industrial

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Public Services; Recreation/Parks; Septic System; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 1E; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 1; Regional Water Quality Control Board, Region 1; Native American Heritage Commission; Public Utilities Commission

Date Received 04/28/2016 **Start of Review** 04/28/2016 **End of Review** 06/13/2016

Note: Blanks in data fields result from insufficient information provided by lead agency.

LETTER A2
State of California, Governor's Office of Planning and Research

A2-1 This comment acknowledges receipt of the DEIR by the Office of Planning and Research, State Clearinghouse, and distribution to relevant State of California agencies. No response is required.

B. LOCAL AGENCY COMMENTS

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HUMBOLDT COUNTY
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION
3015 H STREET, EUREKA, CA 95501 PHONE (707) 445-7541

POSTED

MAY 2 - 2016
Humboldt County
Planning Division

5/12/2016

PROJECT REFERRAL TO: Building Inspection

Project Referred To The Following Agencies:
Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, Bear River Band Rohnerville Rancheria, Farm Bureau, Sheriff, Garberville CSD, Garberville FPD

Applicant Name Southern Humboldt Community Park Draft Environmental Impact Report **Key Parcel Number** 222-241-009 and 222-091-014

Application (APPS#) 6111 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** GPA-10-02, ZR-10-02, CUP-10-04, & SP-10-10

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

Return Response No Later Than June 29, 2016 Planning Commission Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
E-mail: PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

We have reviewed the above application and recommend the following (please check one):

☑ Recommend Approval. The Department has no comment at this time.

☐ Recommend Conditional Approval. Suggested Conditions Attached.

☐ Applicant needs to submit additional information. List of items attached

☐ Recommend Denial. Attach reasons for recommended denial.

☐ Other Comments : _____

5-23-16

Patrick McTee

B1-1

LETTER B1
Humboldt County Planning and Building Department

B1-1 This comment states that the Humboldt County Building Inspection Division recommends approval of the project. No response is required.

LETTER B2

Humboldt County Farm Bureau

5601 So. Broadway, Eureka, CA 95503
Serving Agriculture Since 1913

June 28, 2016

Michael Richardson
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Re: Southern Humboldt Community Park Draft Environmental Impact Report

Dear Mr. Richardson:

The Humboldt County Farm Bureau has been providing comments on the Southern Humboldt Community Park for the past 16 years. Between September of 2000 and today, we have submitted 11 letters to the Planning Department as well as letters to various elected officials, the California Department of Fish and Wildlife Service as well as the District Conservationist for the Natural Resource Conservation Service.

After reviewing the Draft EIR for the Southern Humboldt Community Park, we feel the environmental document does not properly address the conversion of Prime Ag Land in the open fields nor does it appropriately mitigate their loss. If the county chooses to convert Prime agricultural soils the "No Net Loss" policy of the county should address the mitigation of this loss. **B2-1**

We believe some of the park project, like the Tooby Memorial Park and the athletic area, should be reclassified as Public Recreation. However, the Prime Agricultural Soils / Prime Farmland which are in the other open fields should remain zoned as Agriculture Exclusive. This is consistent with all of our comments for the past 16 years.

Sincerely,

Andy Albin, President
Humboldt County Farm Bureau

Phone (707) 443-4844 • Fax (707) 443-0926 • email: humboldtfb@sbcglobal.net

LETTER B2
Humboldt County Farm Bureau

B2-1 The comment states that the DEIR does not properly address the conversion of prime agricultural land in the open fields and does not appropriately mitigate their loss; however, the comment does not provide detailed comments on the DEIR, other than to state that "If the county chooses to convert Prime agricultural soils the 'No Net Loss' policy of the county should address the mitigation of this loss."

Under a "no net loss" policy, mitigation for loss of agricultural land is typically provided through either (1) purchase of conservation easements on agricultural land at a 1:1 ratio (i.e., 1 acre of easement for every 1 acre of agricultural land lost); or (2) payment of fees to fund agricultural land preservation. For the proposed Southern Humboldt Community Park project, the first option—purchase of conservation easements—appears to be economically infeasible. According to the project applicant, purchase of an off-site easement would be economically infeasible because the applicant would not be able to afford the purchase cost. The applicant has investigated the possibility of establishing an on-site easement, but found that the property was not large enough to interest agricultural conservation groups and that the costs of an on-site easement (e.g., creating an endowment to fund the easement upfront, paying annual monitoring and reporting fees) would be too high for the applicant alone to afford.

The second option, payment of mitigation fees, also appears to be infeasible, as the County does not have a mechanism for collecting and administering such fees. For these reasons, Mitigation Measure AGFR-1 (DEIR, page 4.2-13) does not include purchase of conservation easements or payment of in-lieu mitigation fees. Mitigation Measure AGFR-1 does include a requirement that the applicant record a deed restriction on the Area 3 part of the property that would convey to the County the development rights for any development other than the existing uses, and that would preclude any improvements in the area except for agricultural purposes. However, the DEIR concludes that, even with Mitigation Measure AGFR-1, the project would have a significant, unavoidable impact due to the net loss of farmland.

The discussion of Mitigation Measure AGFR-1 (DEIR, page 4.2-13) has been revised to incorporate this information, as follows:

> *Mitigation Measure AGFR-1: The 4-acre temporary parking zone in Area 3 shall be not be used for parking until after the hay crop is harvested. The project applicant shall remove all trash and debris from fields used for parking and return the field to productive use for the next season.*
>
> *To protect the continued agricultural use of Area 3, the applicant shall record a deed restriction on the Area 3 part of the property that would convey to the County the development rights for any development other than the existing uses. This restriction shall preclude any improvements in the area except those for agricultural purposes, such as greenhouses and barns. The restriction would allow the use of the area for parking for temporary events, and the use of ranch roads for moving people and equipment associated with those events, because no new development would be needed for these*

temporary uses. The deed restriction may include a clause releasing the restriction at the time the zoning and general plan are changed to limit the use of the property to agricultural uses.

No additional mitigation is available for the loss of farmland. Two additional mitigation options—purchase of conservation easements on agricultural land and payment of fees to fund agricultural land preservation—have been found to be infeasible. The first option, purchase of conservation easements, appears to be economically infeasible for the project. According to the project applicant, purchase of an off-site easement would be economically infeasible because the applicant would not be able to afford the purchase cost. The applicant has investigated the possibility of establishing an on-site easement, but found that the property was not large enough to interest agricultural conservation groups and that the costs of an on-site easement (e.g., creating an endowment to fund the easement upfront, paying annual monitoring and reporting fees) would be too high for the applicant alone to afford. The second option, payment of mitigation fees, also appears to be infeasible, as the County does not have a mechanism for collecting and administering such fees.

Therefore, while ~~T~~this mitigation measure would help reduce the farmland conversion impact, ~~but~~ the project would still result in a net loss of farmland. The impact would therefore be significant and unavoidable. (SU)

The comment further states that some parts of the project site, such as the Tooby Memorial Park and the athletic area, should be reclassified as Public Recreation, but the prime agricultural soils/prime farmland in the other open fields should remain zoned Agricultural Exclusive (AE). This comment provides an opinion about the project rather than the DEIR and does not address specific impacts or mitigation measures in the DEIR. Also, it is important to note that, with implementation of the project, the same areas of the site that are currently zoned for agricultural use would continue to have zoning that allows agricultural use. As discussed in the DEIR (pages 4.2-9 through 4.2-10), most of the 405.7-acre project site is currently zoned AE; the only exception is a 12-acre area in the northern part of the site that is zoned MH-Q (Heavy Industrial-Qualified). Under the project, the 12-acre area would retain its MH-Q zoning, and approximately 307 acres of the site would remain zoned AE but would have a Qualified (Q) combining zone that would allow public recreation uses. Approximately 87 acres would be rezoned to a new Public Facility (PF) zoning classification with a Q combining zone that would allow agricultural uses. (See further discussion in Chapter 3, Project Description, of the DEIR.) As discussed in the DEIR (page 4.2-12), the prime farmland in Area 3 would retain its AE zoning but have a Q combining zone to allow recreational uses, and prime farmland in Area 5 would be rezoned to PF.

The DEIR also includes an alternative to the project (Alternative 2: Reduced Public Facility Acreage Alternative) that would reduce the amount of land to be rezoned from AE to PF, thereby preserving more agricultural land. The area that would remain as AE under Alternative 2 would be in Area 4. As stated in the DEIR (page 5-9), Alternative 2 would retain about 17 acres of agricultural land, including Farmland of Statewide Significance, by not changing the zoning from AE to PF.

LETTER B3

HUMBOLDT
Local Agency Formation Commission
1125 16th Street, Suite 202, Arcata, CA 95521
(707) 445-7508 / (707) 825-9181 fax
www.humboldtlafco.org

June 24, 2016

Michael Richardson
Senior Planner
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Subject: LAFCo COMMENTS ON THE SOUTHERN HUMBOLDT COMMUNITY PARK DRAFT ENVIRONMENTAL IMPACT REPORT

Dear Mr. Richardson,

The Humboldt Local Agency Formation Commission (LAFCo) has reviewed the Draft Environmental Impact Report (DEIR) for the Southern Humboldt Community Park project. Our comments are focused on providing safe, reliable drinking water to the park property and the need to evaluate annexation to the Garberville Sanitary District (GSD) in the DEIR. Expanding the project to include annexation would provide an appropriate level of environmental analysis that could support an application to LAFCo either submitted by resolution of application from GSD or by landowner petition by the Park.

In 2004 when GSD acquired the Garberville Water Company (GWC), there were a number of water service connections provided outside the GWC's Service Area. GSD conducted an annexation process in 2014 for purposes of expanding their boundaries to include a majority of these existing service connections. The annexation area included the Leino Road/Sprowel Creek Road area located north and east of the park property. During the annexation process, the Southern Humboldt Community Park requested to be included in the District's annexation proposal; however, the GSD Board determined to exclude the park property due to the pending Humboldt County General Plan amendment, rezone, and conditional use permit being sought for the Park. It was expressed to LAFCo that the Park would be applying separately for annexation to the District as part of their application to Humboldt County. **B3-1**

GSD has historically provided water services the Southern Humboldt Community Park property. The park was part of a larger parcel (APN 222-091-006) that was subject to a Lot line Adjustment in 2009. The water service connection to APN 222-091-006 originally went to a single-family residence and was used to supply water to the caretaker's cottage and various other outbuildings on that parcel. The limits of the old APN that had service from GWC now covers portions of APNs 222-091-011 (included in recent annexation), 222-091-012 (north of the park property), and 222-091-014 (park property).

While this connection may have dated back to the 1960s, the account is now closed and is not being used to supply water to the park property.

Humboldt LAFCo updated GSD's sphere of influence in 2013. The sphere includes the Southern Humboldt Community Park in addition to the Garberville County Airport and the Connick Creek Subdivision. These areas have been included in the District's sphere since 1986 and reflects a standing governance assumption originally established by the Commission that the affected lands, as they develop, are to be served by GSD.

Considering the Park project proposes to provide expanded recreational and community facilities, including the use of existing residences for office spaces, meeting spaces, and a community kitchen, it seems appropriate to augment the existing water supply on the park property and connect these community facilities to GSD's water system. In addition, the project site borders an 80-acre parcel that contains the District's water treatment plant. It is feasible for GSD to extend water services to the park off of Tooby Ranch Road. **B3-1**

The park property is located adjacent to the GSD boundary, is within the District's sphere of influence, and has social, economic, and historic ties to the District. Therefore it is appropriate to expand the project description to evaluate annexation to the Garberville Sanitary District.

Thank you for the opportunity to comment on this project. Please contact staff at 445-7508 if you have questions regarding this letter.

Sincerely,

George Williamson, AICP
LAFCo Executive Officer

LETTER B3
Humboldt Local Agency Formation Commission

B3-1 The commenter correctly describes much of the history of the potential annexation of the project site into the Garberville Sanitary District (GSD). However, since the site was excluded from the 2014 annexation process by GSD, the project applicant has moved on to address the park's water needs. The applicant completed a water supply and demand analysis, which showed there are adequate water supplies within the control of the applicant to develop the project. Further, the project includes a proposal for the use of an upland well as part of the overall water supply strategy. Water withdrawn from this well would not affect flows on the South Fork Eel River, which would be the case for water supplied from GSD. Thus, the proposed system of providing water from a range of sources available to the applicant is more environmentally beneficial, and annexation to GSD is not necessary.

Garberville Sanitary District
P.O. Box 211
919 Redwood Dr.
Garberville, CA. 95542
Office (707)923-9566 Fax (707)923-3130

June 21, 2016

COMMENTS ABOUT THE COMMUNITY PARK LAND USE DESIGNATION

The Garberville Sanitary District received a request for review and comment from the Humboldt County Planning and Building Department regarding the potential land use change and designation proposed by the Community Park.

Garberville Sanitary District is not a participant in the Community Park's desire to change their land use designation and is only involved as it may impact the customers of the District. Garberville Sanitary District feels that any land use changes for the Community Park should take into consideration the people and environment which may be affected by those changes which would include water diversion from the South Fork of the Eel River, disposal of human waste, contaminants which may enter the river and the health and safety of anybody using the Park's water.

It is the opinion of Garberville Sanitary District that:

B4-1

1) **The Community Park should not provide potable water to the public unless, at their expense, they are annexed into Garberville Sanitary District, which will provide year-round potable water and ensure safe water for public consumption.**
2) **To ensure sufficient water for the customers of Garberville Sanitary District we would require when drought conditions cause the river flow to fall below ten (10) cfs at the Eel River Gauge, at the Sylvandale Bridge, all river diversion will stop. All recreational irrigation be discontinued when the river flow is below 30 cfs which is what the park proposes in their draft EIR.**
3) **There has been no discussion between the Park and the District about the disposal of restroom waste, but if such an agreement is to be entered into in the future, there will need to be an agreed upon contract, fees and approved lab testing to ensure that there will be no negative impact on our wastewater treatment process.**

Although Garberville Sanitary District has made recommendations which would protect the customers of our District, we are in support of the Community Park and the healthy environment it provides for those who recreate there.

Any comments, questions or concerns regarding this potential Land Use Designation should be addressed to the Humboldt County Planning & Building Department because they will make the final decision as to what land use designation the community park receives.

Respectfully

_____
Linda Brodersen, Chairperson
Garberville Sanitary District
Board of Directors

LETTER B4
Garberville Sanitary District

B4-1 The commenter states that the project should not provide potable water to the public unless the project site is annexed to the Garberville Sanitary District (GSD), which would provide potable water. As discussed in Section 4.17, Utilities and Service Systems, of the DEIR, the project would have adequate supplies of potable water; thus, annexation to GSD is not necessary. The commenter repeats the flow mitigation measures included in the DEIR as a possible condition for future GSD water use. Since these mitigations are already included in Mitigation Measure BIO-5, there is no need for the project to connect to GSD to follow these diversion limits. Lastly, the commenter presents a concern about future connection to the GSD sewer system. The project does not include a proposal to connect to the GSD sewer system.

C. PUBLIC AND PUBLIC INTEREST GROUP COMMENTS

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Planning and Building Department
Planning Division
COUNTY OF HUMBOLDT
3015 H Street
Eureka CA 95501

RETURN SERVICE REQUESTED

Important Public Hearing Notice

WOODS PATRICK & URANSKY GAYNA TR
1653 KIMTU RD
GARBERVILLE CA 95542-9605

From side 1 — the designation to change from agriculture to public is not a good idea. A combination of public use (as to walking - for example) and agriculture — as it seems to be used at this time is excellent!

If however — it will be used for concerts — I am very much against it. I live at the end of Kimtu Rd in the cul de sac of a number of houses. I can only see MANY problems coming to us if there were huge gatherings — like "Reggae on the River," for example. So I am not for that kind of a change.

Gayna Uransky

C1-1

Please see reverse for Public Notice.

RECEIVED
MAY 23 2016
Humboldt County
Planning Division

COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

NOTICE OF AVAILABILITY
SOUTHERN HUMBOLDT COMMUNITY PARK
DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NUMBER 2010092037

without agriculture it would be a waste of land!

The County of Humboldt is in the process of reviewing the Southern Humboldt Community Park project, Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, &SP-10-10which requires consideration and certification of a Draft Environmental Impact Report (DEIR). The County circulated a Notice of Preparation for the DEIR on September 1, 2010, and was assigned a State Clearinghouse number of #2010092037.

Project Description: This project would add a Public Recreation (PR) designation to the Garberville Community Plan,change the County's General Plan land use designation for the entire site to the Public Recreation (PR) designation. The current land use designation is a combination of Agricultural Rural with a 5- to 20-acre minimum lots size on 256 acres and Agricultural Lands with a 20-acre minimum lot size on 150 acres. This project would add a Public Facility (PF) Zoningdesignation to the Zoning Ordinance and change the zoning of 87 acres from Agriculture Exclusive (AE) to Public Facilities (PF). A Qualified (Q) zone would be added to the 318.7 acres in the AE zoning to allow for recreational uses such as ballfields in the AE areas. The current zoning is Agriculture Exclusive on all 405.7 acres. The discretionary entitlements being requested by the applicant include the following: General Plan amendment, Rezoning, Conditional Use Permit for Medium and Large Events, and a Special Permit for reduced setbacks from a wetland.

for set.. public use AND agriculture

Identified Impacts: Mitigations identified in the DEIR for the proposed project as well as existing requirements administered by public agencies are sufficient to reduce potential impacts to a level of insignificance for aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. This EIR identifies one significant unavoidable project-level impact which is the removal ofagricultural lands.

Project Location: The project is located within Humboldt County, in the Garberville Area at the intersection of Sprowel Creek Road and Camp Kimtu Road on the property known as 1144 Sprowel Creek Road. The Assessor's Parcel Numbers are 222-241-009 and 222-091-014.

Lead Agency: Humboldt County Planning and Building Department

Direct Comments To: Michael Richardson, Acting Supervising Planner
3015 H Street, Eureka, CA, 95501
(707) 268-3723 or mrichardson@co.humboldt.ca.us

Comment Period: Comments will be accepted until June 27, 2016. All comments received, and responses to the comments, will be forwarded to the Planning Commission and Board of Supervisors for consideration at future public hearings on the project, which will be noticed separately. The Southern Humboldt Community Plan Draft Environmental Impact Report will be available for review at the following locations:

- Humboldt County Planning and Building Department, 3015 H Street, Eureka, CA 95501. Phone: (707) 445-7541. Office hours: 8:30am-5:00pm, Monday-Friday.
- Humboldt County Planning website:
  http://www.humboldtgov.org/DocumentCenter/View/54894

Dated: May 11, 2016

LETTER C1
Gayna Uransky

C1-1 This comment addresses an opinion about the project rather than the DEIR. The comment does not address specific impacts or mitigation measures in the DEIR. Therefore, no further response is required under CEQA.

Planning and Building Department
Planning Division
COUNTY OF HUMBOLDT
3015 H Street
Eureka CA 95501

RETURN SERVICE REQUESTED

RPC 5-18-16

RECEIVED
MAY 23 2016
Humboldt County
Planning Division

Important Public Hearing Notice

SALYER EVELYN MTR
111 ALICE AVE
GARBERVILLE CA 95542-9692

To Whom this Concerns in
the Planning & Building Dept -

My concern is about traffic to the Community Park area - The main road coming down the hill from town (only) is not ment to have a lot of traffic - It is already very busy — we have a lot more cars in the last several years & also so many gravel trucks & others also -

Please see reverse for Public Notice.

Big music groups are not good for this area - So many people all along the road & Kinetu where I live only has one way out & in -

Sincerely
Evelyn Salyer

C2-1

LETTER C2
Evelyn Salyer

C2-1 This comment addresses an opinion about the project rather than the DEIR, and a concern about increased traffic. It does not address any shortcoming in the DEIR impact analysis or warrant any change to the DEIR text. Therefore, no further response is required under CEQA.

From: heidi mchugh
To: Planning Clerk
Subject: Support for the Rezoning of the Southern Humboldt Community Park
Date: Friday, May 27, 2016 2:54:41 PM

Hello,

I would like to briefly voice my support for the rezoning of the Southern Humboldt Community Park. I've been to the Park several times and it is a beautiful and pristine piece of land that is clearly being cared for responsibly. I've read about the Park to Plate Program and it's nice to hear that fresh food is being distributed from the Park out into the community. I like what I'm hearing from the Park Board and I'm excited to see additional recreational and healthy activities available to Southern Humboldt residents. Please vote to rezone the Park. **C3-1**

Thank you,

Heidi McHugh
1620 Harrison Avenue
Eureka, Ca 95501

LETTER C3
Heidi McHugh

C3-1 This comment expresses support for the project and does not address the DEIR. Therefore, no further response is required under CEQA.

June 8, 2016

Michael Richardson
Acting Supervising Planner
3015 H St
Eureka, CA 95501

Dear Mr. Richardson:

We are writing regarding the Southern Humboldt Community Park Draft Environmental Impact Report, #2010092037. Our home is about two miles from the Park and we have lived here for 30 years.

We would like to see small community events be able to happen at the Park, such as memorials or small parties for families and non profit local organizations. We are in favor of the disc golf course, skate park, trails that are kept up for public use and public restrooms. We are strongly opposed to events larger than 300 people, and we oppose amplified music after dark. **C4-1**

We would like to see it stay as a "day use" only park. We would not want to see camping or housing developed. Sprowl Creek and Kimtu Roads are far too small to have an increase in traffic that would be seen, and felt, by allowing the kinds of crowds that are being proposed. Especially Sprowl Creek has had a couple of slides and slips between Garberville and the Park that are often in need of repair. Police, Fire and Ambulance service would have great difficulty getting to and from a large event.

We hope you will consider our views when making the decision to approve or deny the request for zoning changes.

Sincerely,

RJBell & Joanne Pardini

Robert Bell & Joanne Pardini
3159 Sprowl Creek
Garberville, CA 95542
707-923-9191

LETTER C4
Robert Bell and Joanne Pardini

C4-1 This comment expresses an opinion about the project rather than the DEIR. The comment does not address specific impacts or mitigation measures in the DEIR. Therefore, no further response is required under CEQA.

Berkeley UNIVERSITY OF CALIFORNIA College of Natural Resources

DEPARTMENT OF ENVIRONMENTAL SCIENCE, POLICY & MANAGEMENT

Michael Richardson
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

June 13, 2016

Subject: Southern Humboldt Community Park Draft EIR

Dear Mr. Richardson,

I am pleased to submit comments pertaining to the Southern Humboldt Community Park Draft EIR. I am an Assistant Cooperative Extension Specialist on the faculty of the Department of Environmental Science, Policy, and Management at the University of California - Berkeley. I hold a PhD from the same department. My area of expertise is water management, with a focus on river hydrology and ecology. I have worked on California water management issues since 2000, both in environmental consulting and at the university. I am well-qualified to comment on the technical aspects of the EIR, particularly those pertaining to water quality and water supply, and water use and availability.

I can attest to the high-quality of the Draft EIR and commend the authors for their efforts in providing a thorough and honest assessment of the environmental impacts of the project and appropriate mitigation measures. I am particularly impressed by the attention given to potential impacts to the South Fork Eel River and consideration of measures to mitigate such impacts, including local water storage, selective planting of drought-tolerant turfgrass, and efficient irrigation system design. The development of an Adaptive Management Plan for guiding water use decisions at the park is a logical and robust approach for responding to natural variation in water availability and for avoiding significant environmental impacts during times of water scarcity. The proposed mitigation measure to increase water storage capacity would also be effective for reducing dry-season impacts to the river. This strategy has been successfully implemented in Sonoma County, where increased winter water storage has provided adequate supplies to irrigate ball fields in the summer at Westminster Woods in the Dutchbill Creek watershed. C5-1

Overall, the Draft EIR is of the highest quality relative to those developed for similar projects. Thank you for your consideration of these comments.

Best Regards,

Theodore Grantham, PhD
Berkeley, California
Phone: 510-664-4664
Email: tgrantham@berkeley.edu

Cc: Humboldt County Planning Department, Humboldt County Board of Supervisors

LETTER C5
Theodore Grantham

C5-1 This comment expresses an opinion about the overall favorable quality of the EIR but does not require a response.

SAXTON & ASSOCIATES
WATER QUALITY AND TOXICS ENFORCEMENT

June 27, 2016

Michael Richardson
Senior Planner
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501
mrichardson@co.humboldt.ca.us

Re: *Public Comments for Southern Humboldt Community Park Draft Environmental Impact Report*

Dear Mr. Richardson,

I'm writing to you today on behalf of Ed Voice and the Voice Family to provide public comments concerning the Southern Humboldt Community Park Draft Environmental Impact Report ("DEIR"). The Voice Family appreciates the opportunity to provide comments to the proposed changes to the park and generally encourages an improved park for the community's use and enjoyment. However, the Voice Family is concerned about several aspects of the project, particularly water supply demands and impacts on water quality, and believes the DEIR should be amended and recirculated. These concerns are underscored by the fact that there is now discussion about the annexation of the park by the Garberville Sanitation District (GSD) in order to supply the park with potable water. If that occurs, the DEIR must be amended to discuss the impacts of annexation. At such time, the Voice Family respectfully requests that the other matters discussed below also be addressed in the amended DEIR prior to recirculation. **C6-1**

Introduction and Relevant Background Information

The park project covers 405-acres and the parcel contains approximately one mile of river frontage on the South Fork Eel River.

The park has four sources of water, which are an infiltration gallery located on the right bank of the South Fork Eel River, a developed spring that contributes to a Class III stream that runs through the park, a well near Tooby Memorial Park and an upland well that is currently not in use. The largest increase in proposed water use is for irrigation to service the agricultural area and the 10-acre Sports Fields. The future plans propose a several-fold increase in the amount of water to be drawn from the South Fork Eel River at the infiltration gallery during summer low-flow periods, particularly for irrigation of the Sports Fields. However, as discussed below, the Pacific Watershed Associates' (PWA) report states that flow from the South Fork Eel River during low summer months in drought conditions is too low for the irrigation of the ball fields. It further states that any significant increase of water during summer low flow conditions will exacerbate, however slightly, the undesirable conditions that already exist (high water temperatures, low dissolved oxygen, and elevated nutrient concentrations) and would contribute **C6-2**

to the creation of conditions that could be lethal for salmonids. Notably, the South Fork Eel River is habitat for threatened coho and Chinook salmon and steelhead trout.

The proposed land use designation changes for the park and conditional use permits should take into consideration the people and environment which may be affected by those changes, which include water diversion from the South Fork of the Eel River and the spring, disposal of human waste, contaminants which may enter the river, traffic and the health and safety of anybody using the park's water due to the current lack of an adequate potable water supply. In addition, there should be more detailed discussion about, and an ultimate cap on, the number of events that allow up to 800 attendees and how many of these events will occur after sunset. These events have lights and amplified music, which are potential significant impacts on birds and wildlife. **C6-2**

For the reasons discussed in more detail below, the Voice Family believes the scope of the proposed changes to the park are too broad and should be narrowed. For example, the DEIR estimates that there will be an increase of 800 visitors a day during peak seasons (late spring, summer and early fall), the spring (which the DEIR cites as the primary source of potable water) is not potable, and there is insufficient water supply to irrigate the ball fields during summer low flow periods, particularly during drought conditions. The Voice Family requests that the DEIR be amended and recirculated after proposed changes have been scaled back to account for the actual environmental impacts and limitations on water supply.

Water Quantity and Supply

The two primary water sources are the South Fork of the Eel River and the spring. However, these sources have limited capacity to provide water. The park can divert 0.24 cubic feet per second (cfs) for irrigation from the South Fork of the Eel River. The river water diversion is under riparian rights and it is understood that water from this source cannot be stored. The park can also divert up to 2,000 gallons per day or 10% of flow, whichever is less, from the spring between November 1 and July 1 of each year. Water from the spring is stored in a 55,000 tank for use during off-season months.

Under CEQA Guidelines, the project would have a significant impact on water facilities if it would have insufficient water supplies available to serve the project from existing entitlement and resources or if it would require new or expanded entitlements. The DEIR states that it has sufficient water and therefore the project has a less than significant impact. However, the amount of water the park currently uses and the water demand needed for the project vary significantly according to different sources. All told, it does not appear that the park has sufficient water capacity to satisfy the needs of all the proposed changes, particularly the irrigation of the ball fields in the summer. New agricultural projects, such as the new 10-acre vineyard, discussed in more detail below, will also be water intensive and the DEIR does not discuss these new agricultural projects in sufficient detail to analyze their water demand. **C6-3**

First, the estimated water demand in the DEIR is substantially less than the Park Board provided to State Resources Control Board, Division of Water Rights on January 27, 2014 (Initial Statement of Water Diversions for 2012). The DEIR states that the current peak demand at the site for diversion from the South Fork Eel River is 328,015 gallons per month (May 1 through

October 31), mostly attributable to irrigation, and the total off-peak demand is 167 gallons per month (November 1 through April 30), for a total of approximately 1.97 million gallons per year. However, the Park Board reported to the Division of Water Rights that the diversion from the South Fork Eel River in 2012 was 560,000 gallons in June, July and August; 360,000 gallons in September; 250,000 gallons in May; 45,000 gallons in April; and 15,000 gallons in March and October, for a total of 2.365 million gallons for the year 2012.

Moreover, the water demand needed for irrigation of the ball fields and agricultural varies substantially according to different documents. The GHD, Inc. study (Water Supply and Demand Analysis) and the study provided by Pacific Watershed Associates (PWA) vary significantly. One reason for the discrepancy between GHD and PWA is because the PWA report (which estimates substantially less water demand) anticipates conservation practices, many of which are not likely to be adopted according to the DEIR, such as substantial water storage management and low impact development (LID) practices.[1] (PWA Report, pp. 14-15.)

In the GHD report, the estimated water demand from the South Fork Eel River in July for Phase I of the project is 23,591 gallons. (*See* GHD Report, Appendix B, Proposed Water Demands Summary.) Phase I of the project is pre-installation of the ball fields. However, the DEIR states that the *current* demand for water from the South Fork Eel River is 328,015 gallons in July and the Park Board reported to Water Rights Division that in July of 2012 the actual water demand for the South Fork Eel River was 560,000 gallons. Thus, GHD's Phase I water demand estimates for the SF Eel River are very low and suspect, which puts into doubt GHD's estimated water demands for Phase II, when the ball fields have been installed and the water demand significantly rises. The DEIR states that the final (post-Phase II) monthly demand for water from the South Fork Eel River will be 1.475 million gallons (it doesn't specify which month). (DEIR, pp. 4.17-7 and 4.17-8.) However, the GHD report states that the water demand for the South Fork Eel River for Phase II in July will be 2.366 million gallons. (GHD Report, Appendix B, Proposed Water Demands Summary.) These are dramatically different estimations.

C6-3

To further the confusion, PWA estimates the water demand solely to irrigate the ball fields (this water would be diverted from the South Fork Eel River but does not include diversion for other uses, such as agriculture) for the month of July will be 1.318 million to 1.327 million gallons, depending on drought conditions. This is significantly less than the 1.475 million and 2.366 million gallons estimated in the DEIR and the GHD report, respectively. Moreover, as stated, these numbers reflect only water needed to irrigate the ball fields, which the DEIR states will come from the South Fork Eel River infiltration gallery.

However, it was PWA's opinion, based on their on-site observations in July of 2015, that "**flow in the SF Eel River was too low to allow turf grass irrigation at the river stage that was occurring at the time of our initial site visit**. Based on the extreme low flows in the SF Eel River channel during current drought conditions, it is conceivable that flows in the SF Eel River

[1] The PWA report states, "In our opinion, the water demands identified by GHD are upper-bound estimates and do not reflect water conservation measures that have been mandated by the State in lieu of the declared drought emergency." (Draft Water Resources Report – Southern Humboldt Community Park, dated January 12, 2016, p. 4.)

will become hyporheic, creating isolated pools and possibly stranding fish. Certainly, any significant increase of water drawn from the infiltration gallery during summer low flow conditions will exacerbate, however slightly, the undesirable conditions that already exist (high water temperatures, low dissolved oxygen, elevated nutrient concentrations), **and would contribute to the creation of conditions that could be lethal for salmonids**." (PWA Report, p. 10, emphasis added.) As discussed in more detail below, coho and Chinook salmon and steelhead trout are threatened species and are found in the South Fork Eel River. The low-flow conditions that have existed for the past several summers are a limiting factor for survival of juvenile coho and Chinook salmon, and steelhead trout. (PWA Report, p. 10, citing NOAA, 2014.)

C6-3

Thus, according to GHD, during each July the draw from South Fork Eel River's infiltration gallery is estimated to be 23,591 gallons for the project's first phase (compare that to the reported *current* use of 560,000 gallons) and shoots up to 2.3 million gallons for the second phase, which involves the irrigation of the Sports Fields. On the other hand, PWA estimates the usage in July during Phase II to be 1.3 million gallons, rather than GHD's 2.3 million. GHD's annual use of water is estimated to be 152,000 gallons for Phase I (again, compare this to the park's reported *current* usage of 2.365 million), which jumps to 10.9 million gallons during Phase II. According to PWA, annual usage for Phase II would be 6.1 million gallons, rather than 10.8 million. Considering the Phase I estimate is substantially off from the reported current usage, the accuracy of the estimated Phase II demands are suspect, unreliable and likely to be significantly underestimated.

Furthermore, the DEIR contends that the demand from the South Fork Eel River can be met by the supply, but that conclusion is not supported by the facts. The DEIR states that the demand from the South Fork Eel River's infiltration system would be 1.475 million gallons per month, compared to a supply of 2.388 million gallons. However, as stated above, the maximum diversion rate from the infiltration gallery in the South Fork Eel River is 0.24 cfs. If diversion from the South Fork Eel River is ceased at 30 cfs, as recommended by Garberville Sanitation District (GSD) and recommended in the DEIR, according to PWA's water use analysis, irrigation for the Sports Fields would have been ceased for periods in calendar years 2008, 2009, 2010, 2013, 2014 and 2015. (PWA Report, p. 16.) Note that the water demand from PWA's estimates is much less than that estimated by GHD. (PWA Report, p. 4.) Under GHD's estimates, irrigation of the ball fields would likely need to be ceased for longer periods for more years when the 30 cfs limitation is applied. Thus, the DEIR is incorrect when it states that the water demand from the SF Eel River is met by water supply, particularly for irrigation of the ball fields. Under CEQA Guidelines, this is a significant environmental impact and must be discussed as such in the DEIR. Specific mitigation measures must be discussed and adopted. The DEIR's generalized recommendations do not suffice for mitigation.

C6-4

It should be noted that the DEIR states that up to 2,000 gallons per day can be diverted from the spring between November 1 and July 1, but doesn't acknowledge that the diversion is limited to 2,000 gallons per day or 10% of streamflow, whichever is less. This restriction is important to protect fish and wildlife and the DEIR should be changed to reflect this requirement, pursuant to the park's Lake or Streambed Alteration Agreement (LSAA), Provision 20.

Lastly, Mitigation Measure BIO-5 in the DEIR recommends general improvements to water storage capacity. However, the document lacks sufficient information about the quantity, type and season of storage to determine what measures will be employed or how they will protect fish and wildlife resources. First, the PWA's report discusses significantly more recommendations for water conservation, including water storage. (PWA Report, pp. 8-16.) However, the DEIR provides only generalized recommendations and leaves to the future any decision on which recommendations, if any, will be adopted. Many of the recommendations in the PWA report are not even discussed in the DEIR. This is significant not only for mitigation purposes, but also because PWA's significantly lower water demand estimates were based on the assumption that recommended conservation practices would be adopted. Thus, the DEIR should be amended to adequately adopt specific mitigation measures. **C6-5**

Lastly, Mitigation Measure BIO-5 should specifically state that under the LSAA, a water conservation strategy to reduce dependence on direct diversion during low flow periods must be submitted to the Department of Fish and Wildlife by August 15, 2016 and implemented by August 15, 2019.

Potable Water

The DEIR states that the spring will provide potable water. However, it appears that this water source is in fact not potable. The park submitted an Application for Pre-Planning Funding to the California Department of Public Health, November 12, 2013 ("Application"), stating that the well is used for agricultural purposes. The untreated spring is available from December 1 to June 30 and water from the spring is currently stored in one 55,000 gallon tank to serve water demands from July 1 through November 30th. However, according to the Application, water quality sampling has not been conducted on the water sources on the park's property. The Application states that it is understood that when Humboldt County conducted testing on the spring in the past, the water tested high for iron and managanese. Currently, water from the spring comes out of the tap brown and the Tooby Park caretaker must run the system for an hour before it clears. Moreover, while the water has not been sampled, "there is concern about contamination of the spring water from bacteria from animal waste and other sources." (Application, p. 4.) The Voice Family understands that there is currently a discussion about the annexation of the park to the Garberville Sanitation District (GSD) to supply potable water to the park. If this is the case, the DEIR should be amended to discuss the environmental impacts of this development and then be recirculated. **C6-6**

In addition, the DEIR states that the Community Commons Area will include up to 5 potable water tanks. However, the DEIR does not accurately or adequately discuss the sources of this potable water. The spring cannot be the source of potable water and it is unclear from the DEIR if water from the well near Tooby Park and/or the upland well have sufficient capacity for storage of up to 5 potable water tanks.

Water Quality

The South Fork Eel River is a state and federally designated Wild and Scenic River and a regionally-important fish-bearing stream that currently supports three listed salmonid species. **C6-7**

Coho salmon is a state and federally listed threatened species pursuant to the California and federal Endangered Species Acts. Chinook salmon and steelhead trout are federally listed threatened species pursuant to the federal Endangered Species Act. According to the Department of Fish and Wildlife, the South Fork Eel River coho salmon population is identified as a key population to maintain or improve as part of the *Recovery Strategy of California Coho Salmon* (DFG 2004). Coho salmon has undergone at least a 70% decline in abundance since the 1960's.

During the on-site assessment of PWA in July of 2015, water temperatures for the South Fork Eel River were approaching the lethal zone for some salmonids. Along with the high water temperatures, abundant algae covered most of the wetted channel, which can cause large diurnal fluctuations in dissolved oxygen concentrations that often result in hypoxia and anoxia, conditions that are deleterious to fish. At the time of the on-site assessment, it was PWA's opinion that flow in the South Fork Eel River was too low to allow turf grass irrigation. PWA further stated that based on the extreme low flows in the South Fork Eel River channel during current drought conditions, it is conceivable that flows in the river will become hyporheic, creating isolated pools and possibly stranding fish. As stated above, it was PWA's opinion that any significant increase of water drawn from the park's infiltration gallery during summer low flow conditions will exacerbate the undesirable conditions that already exist (high water temperatures, low dissolved oxygen, elevated nutrient concentrations), and would contribute to the creation of conditions that could be lethal for salmonids. (PWA Report, pp. 9-10.)

C6-7

The DEIR states that recommendations contained in the GHD's Water Supply and Demand Analysis "shall" be implemented to mitigate potential significant impacts, such as the cumulative reduction in the surface water flows to the South Fork of the Eel River, which creates a significant impact on water quality and aquatic life, including threatened salmonids. However, the DEIR makes only generalities about what recommendations may or may not be adopted and does not provide any specifics on management or monitoring. Moreover, different recommendations were provided in the Water Supply and Demand Analysis conducted by GHD, Inc. than those recommended by PWA. As noted above, this is particularly significant because the water usage calculations provided by PWA were based on assumptions about the adoption of certain conservation techniques, many of which are not included in the general recommendations identified in the DEIR to mitigate impacts due to reduced water flow in the South Fork of the Eel River.

Moreover, the DEIR proposes the drafting of an Adaptive Management Plan to facilitate mitigation of the cumulative reduction of surface water flows to the South Fork Eel River. The DEIR provides generalities, but no specifics are identified. However, the specifics are incredibly important to determine if the mitigation measures are appropriate and will be effective. For example, the DEIR should definitively state the cut-off level of surface water flow from the spring and the South Fork Eel River that will trigger diversions from these water supplies to cease. There should also be specifications on irrigation, including a more accurate estimate of needed water supply, current usage, irrigation systems for the ballfields and agriculture to mitigate demand, water budget and the methods of water storage that will be implemented. There are significant variations that can be adopted for irrigation and storage, any of which are equally variable in terms of their effectiveness. The DEIR should provide much more specificity on what it plans to do in order to provide adequate information to the public, the Park Board and

other regulatory agencies. The Adaptive Management Plan and its monitoring and management strategies should be part of the DEIR. The DEIR should be amended accordingly and recirculated. C6-7

The Voice Family greatly appreciates that the project proposes to use drought sensitive grass. However, it is understood that these types of grasses are more susceptible to weeds and the DEIR does not discuss if, what kinds, or how much herbicides are expected to be applied to the fields. This may have a potentially significant impact on the South Fork Eel River, groundwater and the spring. More specificity is required in the DEIR in order to inform the public and decision makers about the potential significant environmental impacts of the project and appropriate mitigation measures. C6-8

In addition, according to the Department of Fish and Wildlife (DFW), the Project will encroach on several of the mapped 100-foot buffer areas recommended by DFW, and in some cases will encroach on the 50-foot setbacks required by the Humboldt County Streamside Management Area Ordinance. Moreover, according to DFW, the mitigation measures proposed are insufficient. The DEIR proposes mitigation measures that include moving the Environmental Camp outside the 50-foot buffer area, to restrict use of Temporary Event Facilities to the dry season (May 1 to October 31), and to provide signage, fencing, and dedicated paths for pedestrians. Some of these measures may be helpful, but they cause other problems. For example, the pedestrian paths and crossings will create their own impacts within the stream buffer areas. It is also unclear what mitigation will result to limiting use of the Temporary Event Facilities to the dry season for the protection of a seasonal creek, particularly if measures are taken to keep people out of the creek with signs and dedicated paths. C6-9

The Voice Family requests that the Park Board adopt, as recommended by DFW, strategies proposed in the Water Supply and Demand Analysis conducted by GHD, which recommends stream and riparian improvements of the westernmost stream on the project site. The western-most stream is degraded and lacks any overstory vegetation. The Water Supply Analysis states that "Maintaining and elevating the grade of this stream, while adding some sinuosity to the channel, will promote development of a more natural riparian corridor with increased potential for wildlife habitat, while increasing seepage of surface water into groundwater. It is apparent that this stream was ditched at some point in the past, and has since entrenched itself." (Water Supply Analysis, p. 11.) As DFW explains in their own comments on the DEIR, there is a direct linkage between in-stream and near-stream biological communities, with near-stream riparian communities providing vital in-stream ecological services such as bank protection, reduction of sediment delivery to downstream receiving waters, habitat complexity, shade, microclimate, and woody debris, as well as providing habitat for invertebrates, birds, mammals, and amphibians. It is imperative to protect and restore near-stream riparian habitat to maintain or achieve properly functioning stream ecosystems. Thus, the Voice Family request the Park Board adopt mitigation measures recommended by the DFW, which include riparian plantings with appropriate native species in this area to mitigate for encroachment and disturbance to riparian and stream buffer areas as a result of project activities. Further, overstory riparian planting on the western-most stream must be made a condition of permit approval by the Lead Agency. C6-10

Bathrooms and Water Supply and Quality

The DEIR is lacking necessary specifications regarding the type of bathrooms that it will construct, which in turn have significant impacts on water demand and potential water quality for the South Fork Eel River and the spring. According to GSD, as of June 21, 2016, there has been no discussion between the park and GSD about the disposal of restroom waste, but if such an agreement is to be entered into in the future, there will need to be an agreed upon contract, fees and approved lab testing to ensure that there will be no negative impact on GSD's wastewater treatment process. PWA proposed that an alternative to the bathrooms with sewage would be to have vaulted toilets in order to remedy some of the concerns regarding wastewater disposal on the site. However, it should be noted that GSD stated in a recent letter to the Park Board that it will not accept the materials pumped from the vaults and the park will need to find an alternative site to dispose of these materials. In addition, according to PWA, vaulted toilets in flood zones should be pumped clean prior to the onset of a predicted flood. What is not discussed by PWA or in the DEIR is the environmental impact of an unpredicted flood should the toilets have not been recently pumped. Such environmentally significant foreseeable situations should be discussed in the DEIR and mitigation measures should be adopted. **C6-11**

Bird and Wildlife Species and Habitat

As recommended by the Department of Fish and Wildlife, Mitigation Measure BIO-1 should be amended to include pre-disturbance nesting bird surveys no more than seven days prior to any project activity (rather than 14 days, as recommended in the DEIR) that could result in the taking of nests (including but not limited to haying, mowing, tilling, and other agricultural activities).

In addition, the DEIR does not provide enough information to determine where grasshopper sparrows are nesting on-site, and thus does not ensure that project activities will not result in a take of active nests of the threatened species, which is a potentially significant impact identified in the DEIR. Therefore, Mitigation Measure BIO-1 should also include a survey and avoidance plan for grasshopper sparrows and other grassland nesting birds. This plan should be submitted to DFW for approval. **C6-12**

Furthermore, noise and light mitigation measures are insufficient to protect birds and other wildlife, particularly those that are nocturnal. The DEIR states that one large, multi-day festival and five large events will occur per year and will not end until midnight. In addition, these events will include camping for 1,000 people and 500 people, respectively, which will include noise and lights all night. Moreover, there are an unspecified and unlimited number of events that may occur with up to 800 people, an unspecified number of which may also proceed until midnight. There should be limits on the number of events of up to 800 attendees and on those that may proceed after sunset due to the impact on birds and wildlife.

Noise

The Noise Study states that the proposed mitigation will not be adequate for the yet unknown quantity of possible events, particularly of those that will have up to 800 attendees. Noise from **C6-13**

amplification even with mitigation cannot be kept from being heard outside the park. More importantly, the Noise Study focuses on impacts to neighbors and lacks any meaningful discussion on impacts to birds and other wildlife in the park.

It is understood that the everyday events that may include up to 800 people will also have amplified music. As there is no cap on the number of these events or on the number of these events that can proceed after sunset, this is a significant noise impact on birds and other wildlife.

C6-13

Lights

The DEIR needs more specific information concerning the impacts of light pollution, particularly for the multi-day festival, the five large events, and the unlimited number of events with up to 800 attendees that may continue after sunset. Particularly for the latter, it is unknown how temporary the lighting for these events will be if it is unknown how many such events will occur. Light pollution is a potential significant impact on birds and wildlife, particularly those that are nocturnal. In addition, the DEIR states that lighting between buildings in Area 3 may be installed. This would be permanent lighting features and the DEIR should state whether this will occur, what type of lighting will be adopted and what mitigation measures will be taken to protect birds and wildlife. The lighting for the sporting events that will occur at night also needs to be discussed in the DEIR.

C6-14

Campgrounds

The DEIR is lacking adequate information to assess the potential environmental impacts from the campgrounds. It is assumed, but not entirely clear, that camping is allowed on a daily basis and not just for special events, such as the one festival and five large events per year. It is unclear from the DEIR the number of people expected and the capacity at any given time for camping on a daily basis, assuming this is the proposal. More specifically, it is unclear how and when the park would provide services such as potable water, portable toilets and lighting. The DEIR states that portable toilets and potable water will be provided only as needed depending on the number of campers, but later the DEIR states that piplines would be installed that would connect the upland well to the Environmental Camp in Area 4. The water source and management in the camping area should be discussed more clearly and with detail. In addition, since lighting would be 24 hours a day, an estimated volume and frequency of use of the campground is necessary to analyze the potential impact, particularly to birds and wildlife from light and noise in order to determine if any mitigation measures are appropriate and should be adopted.

C6-15

Traffic

The Traffic Study failed to address the important concerns raised by the CHP over the Plan of Operation in September of 2010. These concerns are substantial as they invoke public safety and need to be adequately addressed. In addition, the Traffic Study is inadequate to address the unknown volume of traffic for the unspecified number of events of attendees of up to 800 people per day.

C6-16

In 2010, CHP commented on the Plan of Operation, stating that they did not support the size of the proposed events to be held at the park. It was the expressed opinion that Sprowel Creek Road leading down to the park is narrow and in its current condition is not adequate to allow for increased traffic flow that would occur from the proposed events. In addition, CHP believed there would be real public safety issues with vehicles exiting US 101 southbound and northbound. S/B US 101 Sprowel Creek exit event traffic would have the potential to back up onto US 101, causing a hazard. On the N/B US 101 Redwood Drive exit, traffic has the potential to back up as well. According to CHP, the Plan of Operation failed to address the other US 101 exists, N/B and S/B, or signs and traffic control on US 101. Furthermore, CHP stated that Garberville traffic is already congested on Redwood Drive with businesses, especially during the summer months. The addition of event traffic could produce real problems as vehicles travel S/B and N/B on Redwood Drive and have to stop at Sprowel Creek Road and make a right/left turn onto Sprowel Creek Road. CHP stated that this intersection is especially congested with businesses on each corner. **C6-16**

The mitigation measure of using shuttle buses and limiting the parking for events having more than 2,000 attendees to 700 spaces (attendees and vendors/employees) does not address the traffic concerns raised by CHP for events with less than 2000 attendees, even though traffic from such events will have a significant effect on traffic and public safety. Moreover, even when shuttle buses are used, the remaining allowed number of vehicles plus the shuttle bus traffic would still trigger the concerns raised by CHP above.

In addition, CHP expressed that the alternate emergency route of using Old Briceland Road to Briceland would not be in the best interest of public safety due to being narrow and curved. CHP stated that allowing these types of events is going to increase traffic flow on these roads even when there is not an emergency, as there will be a certain percentage of traffic that will want to avoid the congestion in Garberville and the possibility of having law enforcement encounters. **C6-17**

CHP further expressed that the Plan of Operation failed to adequately address traffic concerns in the town of Garberville, the lack of parking in Garberville and/or Redway, traffic on US 101, the amount of traffic proposed traversing down Sprowel Creek Road to the park and the public safety issues of event goers leaving the park at night and traversing these roads, especially if alcohol is being served to event goers. Moreover, the use of shuttle buses will not mitigate the lack of parking in Garberville, even for events with more than 2000 attendees as many of the attendees would need to park in Garberville to ride the shuttle buses. CHP's concern is not addressed for events with less than 2000 attendees. **C6-18**

Lastly, CHP stated that if the re-zoning of this area is allowed, the Garberville CHP Area would be taxed with traffic control at Redwood Drive and Sprowel Creek Road intersection, US 101 S/B exists at Sprowel Creek and Redwood Drive, both US 101 N/B exits, on Sprowel Creek Road to enforce no pedestrians, bicyclists and equestrians who normally have the right to traverse Sprowel Creek Road, the intersection of the park entrance and extra patrol in the area due to the increased traffic flow and potential of under the influence drivers. In addition, the CHP would be called upon to mitigate concerns of property owners who cannot access their

property, illegal parking, illegal camping, and provide assistance to the HCSO and local/state fire agencies. C6-18

Utilities and Service Systems

The DEIR states that the Humboldt County Division of Environmental Health has identified the potential for impacts resulting from the handling of solid waste and recycling at the project, especially during events attracting 500 or more attendees. As a mitigation measure, the Park Board proposes UTIL-2, stating that the Board shall submit a plan for the management of solid waste and recycling for events that would attract 500 or more attendees. However, the DEIR states that it estimates 800 attendees per day during peak seasons (late spring, summer and early fall). Thus, a plan for the handling of waste and recycling should already be in place and should be part of the DEIR. The DEIR should be amended accordingly. C6-19

Vineyard

The impact of the new vineyard is not discussed in the DEIR and it has potential significant environmental impacts. The new 10-acre vineyard is not a public use, but is for private enterprise. The vineyard will take substantial amounts of water for irrigation for at least the first five years, before it matures. This use is in addition to the river water that will be used to irrigate the 10-acres of ballfields during the summer dry season. The cumulative effect is significant and not discussed in the DEIR. In addition, it is unknown if/what weed herbicides will be used and it is of concern whether they will migrate into the South Fork Eel River, affecting threatened fish species and other wildlife. C6-20

Annexation

All reasonable and foreseeable potential significant environmental impacts must be included in DEIR. The DEIR cannot be done piecemeal and must include the totality of the project. Both GSD and LAFCo recommend that the park be annexed into GSD in order to provide a reliable potable water source for the park. The GSD specifically recommends that the park NOT provide potable water for public use unless the park is annexed into GSD. (June 2, 2016 comments from GSD regarding Community Park Land Use Designation.) It is understood that the County Division of Environmental Health is reviewing the project and if they determine that annexation to the GSD is required, additional analysis would be needed in the DEIR. Ed Voice and the Voice family strongly contend that analysis of annexation be included in an amended DEIR and then recirculated for comment. While the Voice Family are concerned that annexation would open the door to more large events, which will have significant and cumulative environmental impacts, the environmental impacts of such a decision must be discussed. C6-21

As part of the annexation discussion, GSD recommended that to ensure sufficient water for the customers of GSD, GSD would require when drought conditions cause the river flow to fall below ten cfs at the Eel River Gauge, at the Sylvandale Bridge, all river diversion will stop. GSD further recommends that all recreational irrigation be discontinued when the river flow is below 30 cfs, which is proposed in their DEIR. The Voice Family contends that 10 cfs and 30

cfs, respectively, is far too low and that diversions, particularly for watering the ballfields and other non-essential water uses, be stopped far above 30 cfs for recreational irrigation and 10 cfs for all diversions. These levels are not protective of fish and wildlife, particularly threatened species such as the coho and Chinook salmon and steelhead trout, and water quality of the South Fork Eel River. The PWA report stated that any significant diversion from the SF Eel River during summer months, particularly under drought conditions, would exacerbate the already undesirable conditions (high water temperatures, low dissolved oxygen, elevated nutrient concentrations), and would contribute to the creation of conditions that could be lethal for salmonids." (PWA Report, p. 10.)

C6-21

Development

Since the NOP meeting in September 2010, the Park Board has taken housing development out of the DEIR discussion, but wants to retain its rights to develop parcels on the park property. Either the development should be included in the DEIR or the rights should be excluded. Projects under CEQA cannot be done piecemeal and the totality of the project must be discussed in the DEIR. The park should be used solely by and for the public and be kept a natural and open space.

C6-22

Gravel Mining

Randall Sand and Gravel has a lease with the park on 36 acres for surface mining on the gravel bar in the Riverfront Area. The gravel mining operation is not discussed in the DEIR. However, gravel mining has a significant impact on the water quality and the impacts of the gravel mining operation on the South Fork Eel River should be discussed in the DEIR as part of the cumulative impact discussion, particularly since the South Fork Eel River is designated a Wild and Scenic River under both state and federal acts. Wild and scenic rivers are designated as such to protect their free-flowing nature and the extraordinary value (such, in the case of the South Fork Eel River, its cold water fisheries and habitat for salmonids, including threatened coho, chinook and steelhead) for which the river segment was designated a wild and scenic river.

Gravel mining involves the use of dump trucks and front loaders to remove gravel bars during summer low flows. The sand and gravel is then stockpiled on the rivers' edge until it can be hauled away in dump trucks. Numerous environmental studies have shown that gravel mining has short-term and long-term detrimental impacts on rivers, including impacts on river geomorphology (banks, bed complexity and scouring), fish and their habitat and the food web. Effects directly related to sand and gravel extraction and changes in geomorphology include increased sedimentation, turbidity, bank widths, higher stream temperatures, reduced dissolved oxygen, lowered water table, decreased wetted period in riparian wetlands and degraded riparian habitat. PWA's analysis of the impacts of the diversion of water from the South Fork Eel River, as directly observed in July 2015, included temperature elevation to near lethal zones for salmonids, reduced dissolved oxygen, increased sedimentation, turbidity and the formation of toxic algae. PWA concluded that any additional diversion of water from the South Fork Eel River, particularly during low flow summer months, would increase these impacts. Considering the substantial amounts of water diversion the Park Board proposes for irrigation of the ball fields, a discussion of the cumulative impacts from the sand and gravel mining operation on 10's

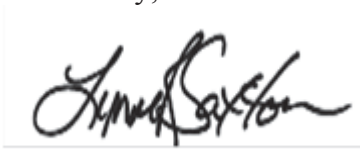
C6-23

of thousands of acres of park property should be included in the DEIR. The DEIR should thus be amended and recirculated. C6-23

Conclusion

Thank you for the opportunity to provide comments on the proposed changes to the park. If you have any questions, please feel free to contact me or Ed Voice.

Sincerely,



Lynne R. Saxton
Saxton & Associates

LETTER C6
Saxton & Associates

C6-1 The issue of potential annexation to the Garberville Sanitary District (GSD) is addressed in other responses in this Final EIR; see the response to Comment B4-1. Annexation to GSD is not included in the project, and therefore the EIR need not be revised to address this issue. Please see other responses below that address specific issues.

C6-2 Potential water quality impacts for construction and operation of the project, including potential contribution of contaminants to the South Fork Eel River through stormwater runoff and the use of septic systems, are analyzed on pages 4.9-6 through 4.9-10 of the DEIR. Mitigation Measures HYDRO-1a, HYDRO-1b, and HYDRO-2 have been drafted to mitigate identified potential impacts.

The discussion of special-status species on page 4.4-8 of the DEIR includes information on the three listed salmonid species known from the South Fork Eel River: Coho and Chinook salmon and steelhead trout. A detailed discussion of the potential impacts of the project on existing natural habitat and wildlife use of the site is provided under Impact BIO-3 on pages 4.4-34 to 4.4-36 in Section 4.4, Biological Resources, of the DEIR. This discussion includes an acknowledgement that increased vehicle and human activity, night-time lighting, and uncontrolled pets could all contribute to the reduction in value of the developed and adjacent undeveloped portions of the site for many wildlife species. Impact BIO-3 identifies these effects as a potentially significant impact on existing wildlife habitat values of the site. Mitigation Measures BIO-3a and BIO-3b, which include controls on night-time lighting, are recommended to minimize disruption to existing natural areas and to native wildlife use of the site and would reduce potential impacts to a less-than-significant level.

The commenter correctly states facts about the park water sources. The commenter is correct that the largest increase in water use would be for the proposed 10-acre Sports Fields. However, with implementation of Mitigation Measure BIO-5, the project applicant would provide an Adaptive Management Plan that would be completed prior to the sports park construction. In addition, Mitigation Measure BIO-5 specifies minimum flows to be maintained in the Eel River below which sports fields could only be irrigated with stored or recycled water. The commenter also notes that the proposed land use designation changes should take people and the environment into consideration. The Adaptive Management Plan included in Mitigation Measure BIO-5 would address the hierarchy of water needs for the project and larger community. See the Response to Comment A1-4 and the recommended changes to Mitigation Measure BIO-5.

The commenter states that spring water is not potable. However, the project applicant had the spring source tested by North Coast Laboratory on February 9, 2016, and the results show that the water did not contain coliform bacteria, which could affect the water's potable status.

The commenter states that there is insufficient water supply to irrigate the ball fields, especially during drought. During severe drought periods like those experienced in the last several years, water availability from the Eel River is severely decreased. However, an analysis of existing water rights shows that the project applicant could legally take water for beneficial irrigation of the ball fields. The applicant, as a partner in the watershed has voluntarily developed Mitigation Measure BIO-5, which includes an Adaptive Management Plan that would establish a water budget and

triggering mechanism for reduction or cessation of irrigation based on priority uses, a reading of 30 cfs at the USGS stream gauge at Sylvandale is identified as a specific proposed flow threshold whereby diversion of water from the river for irrigation of sports fields would stop. Mitigation Measure BIO-5 also includes other measures to maximize the efficiency of water use. Refer to the Response to Comment A1-4 and changes to Mitigation Measure BIO-5.

C6-3 The commenter correctly states the terms of use for the two major water sources, the spring and South Fork Eel River infiltration gallery. The commenter states that the amount of water the park currently uses and the water demand needed for the project vary significantly according to different sources. The projections for water demands for future agricultural crops could include a range of plantings and an assortment of crops as well as grapes in a vineyard. Crops planted would naturally vary from year to year based on a variety of influences. The vineyard would be irrigated for the initial two to three years (beginning in 2016) until the plants are established; this is at a time when other row crop irrigating is much reduced compared to recent past years. Under normal conditions, the grapes should not require water during the dry season once vines are established and as such would not figure into dry season irrigation needs. Different crops have different water needs; however, the overall projections serve as a good baseline for future projected agricultural irrigation demands at the project site. The GHD Water Supply and Demand Analysis Memorandum (DEIR Appendix G) includes supply for crop irrigation in Area 3 (Main Agricultural Area). The initial water demand was based on the equivalent of 8 acres of tomato plants in the Phase 1 and Phase 2 development water use scenarios. This volume of water, 325,848 gallons per month, could be used for multiple purposes including the initial irrigation of vineyards. Thus, the DEIR does include evaluation of new agricultural projects.

The commenter notes the difference between the existing estimated peak monthly usage of 328,015 gallons in July and the reported use of 560,000 gallons in the project applicant's July 2012 Statement of Diversion and Use submitted to the State Water Resources Control Board (SWRCB). The two numbers were derived from different sources. The two usage amounts were arrived at using different methodologies and for different purposes. The applicant does not have a reliable water meter on the pump from the South Fork Eel River Infiltration Gallery. The water use reported to the SWRCB was a conservatively high estimate based on spreadsheet calculations as per methods presented at regional workshops for landowners by SWQCB meant to provide a broader planning picture to the State. The peak monthly usage of 328,015 gallons in July was also an estimate. However, this estimate was more detailed based on 8 acres of planted crop at the site. Similar discrepancies between the GHD Water Supply and Demand Analysis Memorandum and the 2012 Statement of Diversion and Use were noted for other months, and the reason for the difference is the same as for the month of July.

The commenter notes that the water demands for ball fields and agriculture vary between the 2014 GHD Water Supply and Demand Analysis Memorandum and the 2015 Pacific Watershed Associates (PWA) *Independent Review of Southern Humboldt Community Park Water Supply and Demand Analysis and Potential Impacts on Surface Water and Aquatic Habitat* memo. The PWA memo takes a more refined look at the climate and grass type coefficients used in the water balance model to estimate irrigation demands. GHD reviewed the PWA memo and concurred with the revised assumptions. The PWA revised ball field irrigation rates include conservation measures that reduce watering needs by using drought-resistant turf grass, and do not rely on low-impact development practices. Mitigation Measure BIO-5 has been revised (see Response to Comment A1-4).

The DEIR correctly states that, pursuant to GHD's Water Supply and Demand Analysis Memorandum under supply Option 2 in Phase II of park development, the monthly demand from the South Fork Eel River would be 1.475 million gallons in July (Water Supply and Demand Analysis Memorandum, Table 17, Option 2 South Fork Eel River Infiltration Gallery [Minimum, 5.5 Acres Irrigation]). The higher number presented by the commenter from the GHD report assumed full irrigation of the 10 acres, not the reduced irrigation area. The commenter also notes the discrepancy between the Phase I water demand of 23,591 gallons in July from the Eel River Infiltration Gallery (as shown in Table 14 and Appendix B of the GHD Water Supply and Demand Analysis Memorandum) and the current use of 328,015 gallons (as shown in GHD Water Supply and Demand Analysis Memorandum Table 2). The number in Table 14 and in Appendix B for Phase I water demand from the Eel River Infiltration Gallery is incorrect. The correct Phase 1 usage from the Eel River Infiltration Gallery is 349,439 gallons in July, which accounts for the existing and continued non-sports field irrigation demand of 325,848 gallons in the months of May through October. The final water supply options correctly included the existing agricultural irrigation demands, and thus the conclusions of the analysis are unchanged.

The commenter further notes that PWA's memo only evaluates irrigation water demands for the sports fields. This is because irrigation is the biggest water demand, and thus has the greatest effect on the analysis. The PWA analysis shows a lower irrigation volume due to more refined assumptions. This results in a lower estimate of water demand from the South Fork Eel River than in the GHD analysis. The GHD analysis was not revised; it represents a conservative estimate of water use, and is reflected in the DEIR.

The commenter presents information from the PWA memo on low flow threats to fisheries. Mitigation Measure BIO-5 in the DEIR includes an Adaptive Management Plan that would establish a water budget and triggering mechanism for reduction or cessation of irrigation based on priority uses, a reading of 30 cfs at the USGS stream gauge at Sylvandale is identified as a specific proposed flow threshold whereby diversion of water from the river for irrigation of sports fields would stop.

C6-4 The commenter raises concerns about availability of water to irrigate the sports fields during low flow conditions in the South Fork Eel River. The commenter is correct that the DEIR (Mitigation Measure BIO-5) recommends that sports field irrigation cease when river flows are less than 30 cfs, and in recent years that would have meant no irrigation water from the South Fork Eel River. However, stored or recycled water could still be used. Also as previously mentioned, Mitigation Measure BIO-5 includes an Adaptive Management Plan that would establish a water budget and triggering mechanism for reduction or cessation of irrigation based on priority uses. In the worst-case scenario, the turf on the ball field would die under low-flow conditions without stored or recycled water, and would need to be replanted.

The commenter requests that more specific data on the project applicant's Lake and Streambed Alteration Agreement (LSAA) be added to the DEIR. The LSAA is in effect regardless of the status of the DEIR. All provisions of the LSAA are in effect until the permit is renewed in 2019, at which time the California Department Fish and Wildlife will renew the permit with possible modifications that would remain protective of fisheries and aquatic resources. The basic restrictions in the LSAA are included in the DEIR.

C6-5 Refer to the response to Comment A1-4.

C6-6 The commenter questions the potable nature of the spring water source and discusses information from an outdated grant application. The project applicant has completed water quality testing on the spring proposed for use by the project. The results have shown that the water meets drinking water standards as determined by testing done at North Coast Laboratories in February 2016. The commenter also raises questions about possible high iron and manganese concentrations in the water. Iron was not found to be high in tests completed and manganese limits are secondary maximum contaminant levels, which are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. Thus, these constituents do not make the water non-potable.

The commenter also raises questions about annexation into the GSD. This annexation is not proposed as part of the project and is therefore not included in the DEIR evaluation. See the response to Comment C6-1.

The commenter questions the source of water for the proposed potable water tanks in the community commons areas. Up to five 500-gallon tanks are proposed for this area, for a total of 2,500 gallons of storage. The tanks could be filled by many sources, including water from water trucks from off-site. Contacts were made for providers of water for dust control and they obtain water from off-site locations that would not rely on Eel River water. No further analysis would be required.

C6-7 Please refer to the response to Comment C6-2 regarding biological resources impacts related to use of water from the South Fork Eel River. The commenter correctly restates information from the PWA memo about low flows. Mitigation Measure BIO-5 is intended to protect fisheries resources, and includes an Adaptive Management Plan that would be completed prior to starting construction of the sports fields and that would define triggers for conservation actions and cessation of irrigation. Mitigation Measure BIO-5 also includes 30 cfs as a specific proposed flow threshold whereby diversion of water from the river for irrigation of sports fields would stop. Cut-off flows for the spring are not easily stated, as no diversion is allowed during the lowest flow months, and the limits during other times are percentage-based, not total flow-based. The Adaptive Management Plan cannot be completed until the DEIR is finalized and an approved project is selected, because the plan is specific to the final selected alternative. Thus, the Adaptive Management Plan itself cannot be part of the DEIR.

C6-8 The concerns of the commenter over the use of drought-sensitive grasses and possible use of herbicides as part of playfield management are noted. Disturbed areas do tend to have a higher likelihood for establishment and spread of weeds and invasive species. However, this concern would be addressed as part of on-going field management, including routine mowing, tilling, and other mechanical and cultural management practices. Please refer to the response to Comment C6-20 below regarding future herbicide use at the project site.

C6-9 See the response to Comment A1-3. Any incursion into jurisdictional habitat, such as new pedestrian bridge crossings, would require appropriate authorizations from regulatory agencies and appropriate mitigation, as called for in Mitigation Measures BIO-2a and BIO-2b.

C6-10 See the response to Comment A1-4.

C6-11 Potential impacts related to the use of septic systems are discussed on pages 4.9-9 and 4.9-10 of the DEIR. The DEIR analysis cites the 2007 water resources technical report prepared for the Humboldt County General Plan Update, which concluded that properly designed and maintained septic systems do not present a threat to water quality or public health. Mitigation Measure HYDRO-2 of the DEIR was drafted to ensure that the project septic systems are designed and maintained to prevent potential impacts.

The comment raises the issue of possible annexation to GSD for sewer service. The project applicant does not intend to annex the project site to GSD for sewer service; thus, annexation is not analyzed in the DEIR. The DEIR evaluates the proposed wastewater facilities included in the project: new 400-square-foot bathrooms in Areas 1 and 2 and a new 1,000-square-foot concession/restroom building in Area 5. These new restroom facilities would be built to current sewage standards, which take into consideration site conditions, including soils and hydrology. There are providers other than GSD that can haul septic waste from the site. Of the three proposed new wastewater facilities, only the facility in Area 1 would be located near the 100-year flood plain. The proposed new bathrooms are outside of the 100 year flood plain, and the most recent FEMA Flood Hazard Maps show there are approximately 2.2 acres in Area 1 outside the 100-year flood hazard zone where a sewage disposal system could be placed. Large floods are predictable, and thus this facility could be pumped out prior to a possible flood event.

C6-12 See the response to Comment A1-5. Also, refer to Mitigation Measure BIO-3b which addresses lighting and other measures to protect wildlife during events on the site.

C6-13 The mitigation discussion on page 4.12-22 of the DEIR concludes as follows: "Implementation of the above mitigation measures would reduce the noise levels produced by outdoor events at the park to meet the County's short-term (L_{max}) and land use and noise compatibility (CNEL) standards at noise-sensitive (residential) areas in the park vicinity. Based on comparisons of the maximum noise levels due amplified music and ambient noise levels at the noise-sensitive receivers (which are generally quite low), noise levels during these events may be audible (though not above County standards) in many of the surrounding residential areas. The recommended mitigation measures would reduce the noise impact to a less-than-significant level, however." This finding was reached because project operations would be mitigated to conform to applicable County noise level thresholds. The audibility of sounds produced by project operations was not used as the threshold for determining a noise impact. Potential effects of project noise on birds and other wildlife are addressed in Section 4.4, Biological Resources, of the DEIR. The discussion under Impact BIO-3 beginning on page 4.4-34 of the DEIR acknowledges that sporting activities and the temporary special events would introduce additional visitors to the site, resulting in intensified human presence and disturbance from vehicles and event-generated noise, lighting, and other sources. Mitigation Measures BIO-3a and BIO-3b include additional restrictions and controls to minimize potential adverse impacts on wildlife habitat resources, such as design of permanent and temporary lighting, leashing pets, and containing trash. Wildlife would eventually acclimate to the noise generated by on-going daytime sports activities, and special events would be temporary in nature and are not expected to result in substantial adverse impacts on wildlife.

C6-14 The potential for nighttime glare is addressed under Impact AESTHETICS-2 on page 4.1-11 of the DEIR. This impact includes three recommended mitigation measures that would serve to reduce the potential of glare impacts to less-than-significant levels for both humans and wildlife. No lighting

of the sports fields has been proposed, as addressed on page 3-30 of the DEIR for the Area 5 sports facilities. Lighting-related impacts and mitigation measures are also addressed in Section 4.4, Biological Resources, of the DEIR. See Mitigation Measure BIO-3b on page 4.4-36 of the DEIR for the additional controls recommended in the Biological Resources section of the DEIR regarding night-time lighting.

C6-15 It is unclear why the commenter mentions lighting for 24 hours per day in the campground areas. Lighting would only be used during nighttime hours and, as described throughout Chapter 3 of the DEIR, for specific areas of the project site. See page 3-12 of the DEIR on anticipated numbers of users of the site. Figure 3-7 in Chapter 3 of the DEIR shows the proposed 15 platform camping sites. Only a small number of users would be expected to use this area on a daily basis when larger events are not taking place at the site. There are only 15 campsites proposed for this area, each with a single 10-foot x 10-foot' wooden platform that could accommodate a single four-person tent, which will limit the number of users in this area to a maximum of approximately 60 persons during the summer months. During the colder and wetter times of the year, fewer persons are expected use this facility on a regular basis.

C6-16 The comment letter from the California Highway Patrol (CHP) was issued in 2010, well in advance of preparation of the traffic study, which began in 2013. In developing the scope of work for the analysis, comments such as the ones from the CHP were taken into consideration and analysis was prepared to determine the project's anticipated impacts based on the project description and proposed operational parameters as revised subsequent to submittal of the CHP comments.

The traffic study addresses an estimated volume of traffic that would be generated by typical daily conditions as well as events of various sizes, including the festival. For each of these scenarios, the volume of traffic that could be accommodated while maintaining acceptable Level of Service (LOS) C operation at all of the study intersections, including all of those referenced in the CHP letter, was compared to the volumes that the event would be expected to generate on an hourly basis. Specific mitigation measures were developed to limit arrivals at the site, and it was determined that the resulting added traffic would have a less-than-significant impact based on the County's applicable standards. See pages 4.16-16 through 4.16-20 of the DEIR.

The condition of Sprowel Creek Road and the resulting ability of the roadway to operate within acceptable parameters was also addressed in terms of the hourly volume that can be accommodated per the County's policies, and it was determined that this volume would not be exceeded by the project with the mitigation measures incorporated. However, because the volumes of traffic estimated are based on the best available information regarding travel patterns for event traffic, a mitigation measure was included that requires reporting of actual conditions with the project operational, and allows the County to review operations to ensure that events are not causing significant impacts (Mitigation Measure TRAFFIC-1f, pages 4.16-19 to 4.16-20 of the DEIR). The CHP was invited to comment on the Draft EIR, which includes the traffic study. As of the date of this FEIR, the CHP has not provided any new comments.

C6-17 Sprowel Creek Road would remain open to two-way traffic during events, and traffic control personnel would be strategically deployed during events having more than 1,200 persons (see Mitigation Measure TRAFFIC-1a, page 4.16-19 of the DEIR). Such personnel could easily be used to stop traffic to give the right-of-way to emergency response vehicles. This change to the operational plan was incorporated to address concerns such as those expressed by the CHP.

As noted in the response to Comment C6-16, local intersections in Garberville are expected to operate at acceptable levels of delay, so little diversion of local traffic is expected, except perhaps at the conclusion of large events. The volume of traffic that could be diverted to Old Briceland Road is extremely limited, so the potential impact on this route due to events can reasonably be expected to be minimal.

C6-18 The DEIR traffic study addresses the potential traffic impacts in Garberville as well as on US 101 and Sprowel Creek Road; this information was not available when the letter from the CHP was initially submitted. Concerns relative to the potential for drunk drivers to leave the site would be addressed through enforcement of existing laws, with staff of the event on alert for such behavior so that it can be avoided, or if necessary, result in the arrest of violators. If alcohol is being served, persons serving are responsible for refusing to serve customers who are inebriated.

The project site would provide a substantial amount of parking, sufficient to accommodate all of the guests for all events except the festival. Off-site parking would need to be obtained for use during the festival, with shuttle service between the park and off-site parking in a manner similar to what has occurred during other similar events elsewhere in the county.

Potential impacts on pedestrians, bicyclists and transit users are addressed in the traffic analysis (pages 4.16-24 through 4.16-26 of the DEIR), with Mitigation Measures TRAFFIC-4a through 4e included to address such modes. Upon implementation of these five measures, the impacts on these other modes of travel are expected to be less than significant.

C6-19 The comment states that a plan for management of solid waste and recycling for events attracting 500 or more attendees should already be in place and be part of the DEIR. Mitigation Measure BIO-3b (DEIR pages 4.4-35 and -36) requires all garbage, recycling, and composting be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source. This shall include trash generated during temporary special events. Mitigation Measure UTIL-2 (DEIR pages 4.17-11 through 4.17-12) would require that the applicant submit a plan for the management of solid waste and recycling for events that would attract 500 or more attendees, and that the plan be subject to approval by the Humboldt County Division of Environmental Health. This measure is modified as shown below to clarify that approval of that plan is required prior to allowing any event on the site with 500 or more attendees, and implementation of the approved plan is required for all events with 500 or more attendees. This measure would ensure that the project would comply with federal, state, or local statutes and regulations related to solid waste, which is the impact significance criterion stated in CEQA and cited in Impact UTIL-2 (DEIR page 4.17-11). It is not necessary that this plan already be in place and be part of the DEIR in order to conclude that Mitigation Measure UTIL-2 would ensure that the project complies with the applicable regulations, thus reducing the project's impact to a less-than-significant level.

> *Mitigation Measure UTIL-2: The applicant shall submit a plan for the management of solid waste and recycling for events that would attract 500 or more attendees. Prior to events attracting 500 or more attendees, the applicant shall manage solid waste and recyclables a manner consistent with the approved plan.-The plan shall be subject to approval by the Humboldt County Division of Environmental Health. Prior to events attracting 500 or more attendees, the applicant shall manage solid waste and recyclables in a manner consistent with the approved plan. Approval of that plan is required prior to allowing any event on the*

site with 500 or more attendees, and implementation of the approved plan is required for all events with 500 or more attendees. For events attracting fewer than 500 attendees, the applicant shall manage solid waste and recyclables in a manner consistent with the approved plan. (LTS)

C6-20 The Community Park has a policy in place prohibiting the use of herbicides on the property. This restriction is included in all agricultural lease agreements for the site. Also, herbicides and agricultural chemicals are highly regulated by the California Department of Pesticide Regulations (DPR) to ensure that their use does not affect surface water resources, such as the South Fork Eel River. This process begins before the chemical is registered for use in the State of California. Several branches of DPR, including the DPR Surface Water Program, analyze potential risks of the pesticide to water resources and risks are continuously evaluated and reevaluated based on surface water monitoring and new scientific research. Each agricultural chemical must be applied by licensed applicators in accordance with rules designed to protect human health and the environment. These rules are implemented and enforced locally by the County Agricultural Commissioner's Office. No additional mitigation is required in the DEIR to address this issue.

The GHD Water Supply and Demand Analysis Memorandum addresses water supply for crop irrigation in Area 3 (Main Agricultural Area). The projections for water demands for future agricultural crops could include a range of plantings from an assortment of crops as well as grapes in a vineyard. The initial water demand was based on the equivalent of 8 acres of tomato plants in the Phase I and Phase II development water use scenarios. This volume of water, 325,848 gallons per month, could be used for multiple purposes including the initial irrigation of vineyards. Thus, the DEIR does include evaluation of impacts from proposed non-sports field agricultural operations.

C6-21 Annexation to GSD has not been proposed as part of the project and was not included as a mitigation measure because it was found that adequate water could be provided to the site without annexation. If annexation were to occur at a future date, further environmental review may be required. See the responses to Comments B3-1 and B4-1 regarding annexation to GSD and comments submitted by the Humboldt Local Agency Formation Commission (LAFCo) and GSD.

The commenter also raises the issue of comments that the Humboldt County Division of Environmental Health (HCDEH) may have on the project. The HCDEH did comment on the project at the time of the Notice of Preparation, but did not raise any issues related to annexation to GSD.

The commenter questions the 30-cfs stream flow limit for cessation of diversion of water for irrigation of the ball fields and the 10-cfs stream flow limit for cessation of all withdrawals from the South Fork Eel River. The 30-cfs limit was developed based on the 2015 PWA *Independent Review of Southern Humboldt Community Park Water Supply and Demand Analysis and Potential Impacts on Surface Water and Aquatic Habitat* memo, and is presented as a conservative flow at which to stop irrigation to be protective of fisheries and aquatic resources. There is no legal requirement for the project applicant to cease all withdrawals from the South Fork Eel River at 10 cfs; thus, the DEIR provides a more protective measure than exists for the river today.

C6-22 Page 3-42 of the DEIR explains the potential for 54 parcels as "development rights" that the applicant would like to retain if the County ever adopts a Transfer of Development Rights (TDR) program. These are existing rights on the project site and are not new rights proposed by the project. No residential development associated with these rights is proposed as part of the project.

Therefore, the DEIR does not address such residential development. If a TDR program were adopted, these "rights" could be purchased so that residential development off the site could occur.

C6-23 The Randall Sand and Gravel operation is regulated by a U.S. Army Corps of Engineers Letter of Permission pursuant to the Clean Water Act Section 404, a Lake or Streambed Alteration Agreement (Permit No. 1600-14-0160) from the California Department of Fish and Wildlife, and is subject to Waste Discharge Requirements (WDID No. 1B021717WNHU) implemented and enforced by the North Coast Regional Water Quality Control Board in compliance with Clean Water Act Sections 301, 302, 303, 306, and 307. These regulations are designed to protect surface water quality of the South Fork Eel River. A Mitigated Negative Declaration for the gravel operation was approved by Humboldt County in September 2004 (SCH #2004052134).

As noted on page 4.9-10 of the DEIR, implementation of Mitigation Measures HYDRO-1a, HYDRO-1b, and HYDRO-2 would prevent the proposed project from contributing considerably to cumulative water quality impacts in the project vicinity, including potential water quality impacts on the South Fork of the Eel River.

Attn: Michael Richardson, Senior Planner
Humboldt County Community Development Services
3015 H St. Eureka, CA 95501
707-268-3723 mrichardson@co.humboldt.ca.us
Re: State Clearing House #2010092037 CEQA DEIR of April 2016
Southern Humboldt Community Park - General Plan Amendment Application

Dear Michael Richardson,
Please include my comments to the draft environmental impact report.
The DEIR does not address how weeds will be treated on the proposed seven and a half acres of ball field turf. Since the meadow part of the park is mostly invasive grasses, it will be difficult to keep the weeds out of the sports fields. The use of herbicides is not addressed in the DEIR.
Due to the proximity of the river, the winter wetland nature of the area proposed for ball fields, and the ground water underneath, the use of herbicides needs to be addressed in the DEIR. **C7-1**

The concerns of the neighbors have not adequately been addressed. In fact the size of crowd events proposed for the park in the DEIR have been increased, not decreased, as the neighbors and others have asked, over the years. I don't see much change at all in this version of the DEIR in mitigating traffic and noise problems for the neighborhoods from anything the Park Board has been asking for over the years amidst all the controversy they have caused. **C7-2**

The DEIR does not address how much water the new 10-acre vineyard will use. Another weird thing about the vineyard deal is that it is privately owned. How does a privately owned vineyard benefit the public? Is the whole park property going to end up serving private businesses? Where is the public benefit in that? There is no plan in the DEIR for oversight to make sure private businesses are complying with any mitigation measures the park board agrees to in the DEIR. **C7-3**
The proposed business plan for the park is to let private groups or individuals run everything at the park. But the skate park and the disc golf course have fallen into disrepair after people lost interest or could not raise enough money to keep them viable. Could that happen to the proposed sports fields and other developments? There is no method accountability for maintenance of

developments by private businesses or organizations in the DEIR. This should be addressed in the DEIR. **C7-3**

The county's new marijuana land use ordinance permitting very large marijuana grows in the unincorporated areas of the county has drastically increased traffic on Sprowel Creek Road and depleted water sources in our neighborhood, the Redway Community Services District is making plans to take up to 100 new customers, and Benbow Inn is expanding. It would be better to assess the cumulative impacts to the Wild and Scenic South Fork Eel River and wildlife habitat of all these developments, along with the huge amounts of water (could be more than two million gallons a month just for the ball fields alone) proposed by the park board in the DEIR. **C7-4**

For some reason, the flat area of the park was cut into two parcels in 2007 after three lot line adjustments. There is nothing to keep the private corporation that owns the park from selling off some of the park land especially after it is made vastly more valuable with the proposed annexation of the park to the Garberville Sanitary District (GSD). The park board's insistence that they keep their "developement credits" makes this a foreseeable outcome of approval of the zone changes requested. **C7-5**

Due to the massive sports complex and other developments proposed in the DEIR, the park board should relinquish their development credits, as Jeffrey Jeffries, Seasonal Water Solutions LLC, was required to do for his conditional use permit. **C7-6**

Another environmental impact report will need to be prepared if the park is annexed to GSD, since their plan as expressed in this DEIR is to use on and offsite spring water and water pumped directly out of the South Fork River by the park's own municipal-sized infiltration gallery and pump. Does that mean they get both the water they take and the GSD water? This will need to be addressed in another environmental document. **C7-7**

The South Fork Eel River contains threatened salmonid (coho, chinook and steelhead) species. Higher water levels need to be maintained in the river, particularly when importance is compared to that of water for ballfields. **C7-8**

What method of oversight is there that any mitigation measures will be followed? This should be clearly stated in the DEIR. **C7-9**

Since low impact recreation is permitted on privately owned property at the land owners' discretion, the park property does not need to be rezoned. **C7-10**

The Southern Humboldt Community Park should be for the acquatic life, the wild life and wild life habitat, and low impact public use. The park should be kept a natural and open space, for the well being of the community, the river, and the environment. The park board should have all their meetings open to the public and start behaving like good neighbors. Maybe then people would trust them. **C7-11**

Thank you for your attention.

Sandy Feretto

LETTER C7
Sandy Feretto

C7-1 Weed control measures that may be applied to the sports fields to control weeds are not currently known and may vary over the life of the project. The Park has an organic practices policy in place at this time and is not planning to use chemical herbicides. They may include mechanical removal through mowing or tilling, or may involve the application of herbicides. However, any chemicals used at the project site would be required to be applied in accordance with strict California Department of Pesticide Regulation (DPR) rules to protect human health and the environment. No additional mitigation is required in the DEIR. Please refer to the response to Comment C6-20 for more information regarding the DPR pesticide regulatory framework.

C7-2 This comment expresses an opinion about the project rather than the DEIR, and a concern about increased traffic and noise. It does not address any shortcoming in the impact analysis or warrant any change to the DEIR text, and no specific section of the DEIR is addressed. If the concern of the neighbors is focused on traffic and noise, these two topics are addressed in the DEIR and a number of related mitigation measures are recommended. The commenter does not speak to these mitigation measures.

C7-3 Any users of the project site would have to comply with applicable mitigation measures. If any mitigation measures apply to the vineyard uses, these would be enforced through the Mitigation Monitoring and Reporting Program (see Chapter IV of this Final EIR). The impact analysis applies to all uses on the site, whether those be for private undertakings or public uses. It does not matter if the vineyard is in private or public use.

See the response to Comment C6-20 in regards to water use for non-sports field irrigation. Regarding private vineyard ownership: the community park mission specifically encourages multiple farmers to use the park site for a variety of crops to encourage a range of local agricultural projects.

Viability of long-term maintenance is not an issue addressed in CEQA documents. Any project has the potential to result in limited funds, and this potential cannot be projected as part of the analysis. At the present time, there is no evidence that funds would not be available to keep the park operating. A large investment has been made on the part of the applicant to go through the environmental review process alone in order to allow the project to move forward. It is assumed that funding would be available to keep the project viable, especially if the requested venues at the site are permitted. These venues would result in income at the project site.

C7-4 Humboldt County is responsible for overseeing the implementation of the new marijuana land use ordinance. A CEQA Mitigated Negative Declaration (MND) was developed for the County Medical Marijuana Land Use Ordinance, and a Notice of Determination was filed on January 28, 2016. The County MND addressed water withdrawals, which were consistent with the North Coast Regional Water Quality Control Board's Order No. 2015-0023 Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects in the North Coast Region.

The comment states that more than 2 million gallons of water per month would be used by the project. The proposed irrigation use would decrease during drought years, however, as discussed in Mitigation Measure BIO-5 of the DEIR. It would be difficult for the DEIR to determine what percentage of traffic on Sprowel Creek Road was due to marijuana grows.

A detailed assessment of the project contribution to a cumulative reduction in the surface water flows to the South Fork Eel River is provided on pages 4.4-38 through 4.4-42 of the DEIR, under Impact BIO-5. The *Independent Review of Southern Humboldt Community Park Water Supply and Demand Analysis and Potential Impacts on Surface Water and Aquatic Habitat* (WSDAPISWAH) provides an assessment of the potential impacts of the project on aquatic habitat and a determination on the effects of the anticipated demand on surfaced water flows, including the South Fork Eel River. Project implementation is not expected to result in any adverse impacts on existing aquatic habitat conditions along the on-site ephemeral streams. In addition, no significant adverse impacts on surface water flows or aquatic habitat in the South Fork Eel River are anticipated for the project itself.

The proposed Mitigation Measure BIO-5 (page 4.4-42 of the DEIR, second bullet) requires cessation of all water diversion from the South Fork Eel River when a reading of 30 cfs at the USGS stream gauge at Sylvandale is observed whereby all diversion of water from the river for irrigation of sports fields would stop. It is modified as shown below to clarify that SHCP staff will be responsible for monitoring river levels:

> *Mitigation Measure BIO-5: …*
>
> - *SHCP staff will track streamflow at Sylvandale (USGS Gauge #11476500), available from USGS website) between July 1st and October 31st. If streamflow drops below 40 cfs, streamflow data will be checked daily before diverting water from the South Fork Eel River infiltration gallery for sports field irrigation. No diversion from the South Fork Eel River infiltration gallery will occur when the collected streamflow data shows the flow at Sylvandale (USGS Gauge #11476500) is less than 30 cfs.*

The WSDAPISWAH included other detailed recommendations to address the perception of using water to irrigate future playfields on the site, based on the principles of good environmental stewardship and water conservation, and to recognize that water use in the park must be adjusted based on the availability of water necessary to support the conservation values of the South Fork Eel River. These consist of 1) general recommendations for design and operation of the park, 2) adaptive management practices during times of water scarcity, and 3) controls on water availability through increased water storage capacity and restrictions on flow diversions from the South Fork Eel River during the dry season. Collectively, implementation of these recommendations from the WSDAPISWAH, as called for in Mitigation Measure BIO-5, would serve to fully mitigate any project contribution to the potentially significant cumulative impact on aquatic life in the South Fork Eel River.

C7-5 There is no plan to sell off a part or all of the site at this time. The commenter does not provide a rationale for why that would be likely. Any landowner has the freedom to put their sites up for sale, but that is not an issue covered by the DEIR, nor is it relevant to the impact analysis. If the site

were to be sold, the new owner would be responsible for the same mitigation measures identified in the DEIR, assuming similar uses would be implemented.

C7-6 The comment addresses a component of the project rather than anything specific in the DEIR. The comment recommends relinquishing development rights for residential uses at the site, but this is an action to be considered by the County's decision-makers and is not relevant to the impact analysis. No mitigation measures recommending such an action were included or considered necessary.

C7-7 See the responses to Comments B3-1 and B4-1 regarding annexation to the Garberville Sanitary District (GSD) and comments submitted by the Humboldt Local Agency Formation Commission (LAFCo) and GSD.

C7-8 The discussion of special-status species on page 4.4-8 of the DEIR includes information on the three listed salmonid species known from the South Fork Eel River. See the responses to Comments A1-3 and A1-4 for a discussion of impacts on waters and conclusions regarding water demand of the project on fish and wildlife habitat.

C7-9 Please refer to Chapter IV of this Final EIR, which includes the Mitigation Monitoring and Reporting Program (MMRP). The MMRP is intended to ensure that all mitigation measures are implemented and monitored.

C7-10 Rezoning is proposed for the reasons described on page 3-42 of the DEIR. For the uses proposed, rezoning would be necessary.

C7-11 This comment expresses a personal opinion about the project rather than the DEIR, and a concern about increased public use. It does not address any shortcoming in the impact analysis or warrant any change to the DEIR text, and no specific section of the DEIR is addressed. The issue of Park Board meetings is not relevant to the DEIR and does not require a response.

LETTER C8

Richardson, Michael

From: Glenn Gradin <ggradin.rcsd@gmail.com>
Sent: Thursday, June 23, 2016 11:58 AM
To: Richardson, Michael
Subject: Southern Humboldt Community Park EIR

Good Day Mr. Richardson

As a citizen of SoHum I have concerns **not** about the recreational ball fields that the Southern Humboldt Community Park wants to install, my issue is with the vineyard.
At a meeting that the SHCP presented its data to the Redway Community Services District Monthly Board meeting, a reporting member of SHCP stated that the agriculture section of the report mentions that the property is well suited for Stone Fruits, but the SHCP wants to raise grapes.
I come from a family of wine grape growers from the 1930's through the 1980's. My grandfather produced wine grapes through dry farming methods. Three items come to mind.
1. There are too many vineyards going in and too many other fruits and vegetables are being removed annually due to this.
2. There is nothing wrong with providing stone fruits to our region. We can use this to not only provide stone fruits for local markets but we can use this as a teaching model for the residences of SoHum to learn how to grow their own stone fruits. These can be done by volunteers or hired help preferably both.
3. If grapes are to be grown there they should be a of a red variety that lends itself to dry farming, this too can be a educational tool for the community to better understand dry farming methods and to help residences develop their own vineyards and produce wines.
I heard that the land will be leased from the park to a farmer who will grow grapes and will greatly benefit from this by selling these grapes to a winery, who again will make a great profit. This does not benefit the community, just the parties involved.
Therefore I believe that the proposed conversion of this land should have further restrictions placed on the agricultural section that have the community at large as the beneficiaries of such projects and actually be able to learn and benefit from this.

C8-1

Sincerely,
Glenn Gradin
Miranda, CA

LETTER C8
Glenn Gradin

C8-1 The comment states concerns about allowing vineyards on the project site and suggests that further agricultural restrictions should be placed on the site. This comment expresses an opinion about the project rather than the DEIR. The comment does not address specific impacts or mitigation measures in the DEIR. As required by CEQA, the DEIR identifies prime agricultural land on the project site; however, it does not address suitability of the site for various crops, such as stone fruits vs. grapes, as these issues are outside the purview of CEQA. The County may wish to consider the commenter's recommendations as part of its review of the project, however.

LETTER C9

Richardson, Michael

From: Jim Clark <clarkjimw@gmail.com>
Sent: Friday, May 27, 2016 12:33 PM
To: Richardson, Michael
Subject: SOUTHERN HUMBOLDT COMMUNITY PARK DRAFT ENVIRONMENTAL IMPACT REPORT

Dear Mr. Richardson,

I have reviewed some specific portions of the subject DEIR and have the following comments:

1. Wastewater treatment and disposal; Although soils at the site are generally suitable for on site wastewater treatment ad disposal, I failed to find any wastewater flow analysis or site specific testing and documentation of soil suitability. Flow analysis and on site wastewater disposal testing conforming to Humboldt County and North Coast Regional Water Quality Control Board requirements needs to be included in the DEIR. **C9-1**

2. Hydrology; Although extensive general information and references are provided, a summary and conclusion are lacking with regard to the available water supply, irrigation requirements of the grass play fields and exfiltration back into the South Fork of the Eel River. Either a summary and conclusion should be included or time extension provided to allow public study and input. **C9-2**

3. Hayfield parking impact; The DEIR states that the post harvest hay fields will be used for event parking but fails to address the impact the parking will have on the wildlife habitat value of those hayfields. Harvested hayfields retain some habitat value as rodent sources for birds of prey. The DEIR should state whether or not parking in these areas will pose a significant negative impact. **C9-3**

Traffic on the hayfields can also degrade soil stricture and create dust, reducing agricultural productivity and creating a nuisance. The DEIR should also address these issues. If water is needed for dust control, that should be included in the hydrological analysis. **C9-4**

Sincerely,

Jim Clark

for Redwood Region Audubon Society

LETTER C9
Jim Clark, Redwood Region Audubon Society

C9-1 Potential impacts related to wastewater disposal and the use of septic systems are analyzed on pages 4.9-9 and 4.9-10 of the DEIR. Mitigation Measure HYDRO-2 was drafted to ensure that the project septic systems are designed and maintained to prevent potential impacts, including design in accordance with Humboldt County and North Coast Regional Water Quality Control Board requirements.

C9-2 The commenter requests a time extension due to the need for a summary and conclusions about water supply to be included. The Water Supply and Demand Memorandum included as Appendix G of the DEIR laid out four options that would provide adequate water supplies to meet the project's estimated demands. The DEIR addresses implementation of the recommended Option 2, as stated on page 4.17-7 of the DEIR. A summary and conclusion are provided in the Water Supply and Demand Memorandum included in the DEIR, and the recommended option is addressed in the DEIR analysis; therefore, no time extension is necessary.

C9-3 The concerns of the commenter over the effects of parking on hayfields is noted. These effects would vary depending on a number of factors, including the timing of hay harvest, length of cut grass retained, and intensity of vehicle and pedestrian traffic. However, the harvested hayfields would generally have very limited habitat values at best, and subsequent use for parking would not be considered a significant impact in itself. Refer to the response to Comment A1-5 and the recommendation for an additional Mitigation Measure BIO-1b calling for the preparation of an Adaptive Management Plan for Protection of Nesting Bird Habitat (AMPPNBH), focusing on management practices of the hayfields and pasturelands on the site.

C9-4 The commenter states that dust from traffic should be addressed in the DEIR. Mitigation Measure AIR-2a would require daily watering on access roads for medium- and large-size events, and the commenter is referred to that mitigation measure in the DEIR. Dust control water use during construction would be short term, and would be contracted out by the project applicant to a company in the Rio Dell/Fortuna area. This company obtains water for dust control from its own well.

LETTER C10

Richardson, Michael

From: Jerry Latsko <latsko.jerry@gmail.com>
Sent: Friday, June 24, 2016 12:08 PM
To: Richardson, Michael; Fennell, Estelle; editor@humboldtindie.com
Subject: Southern Humboldt Community Park Rezone Proposal

The proposal to rezone the private property called the Southern Humboldt Community Park must be denied as it would have permanent, devastating effects on all living things in our community, including people. Developing land for real estate interests in this time of almost certain permanent drought conditions is the total opposite of what we should be doing. The harmful effects of the proposal if permitted would last forever and make Humboldt County a less attractive place for tourists to visit as well as for residents to live in. The owners want to have 800 people per day visiting the park and would establish parking space for 850 vehicles. All by itself this proposal will create problems along Sprowel Creek Road and Kimtu Road, which are narrow two lane country roads more suited to horses and buggys and already challenged by cement and gravel trucks as well as the daredevil drivers of big pickup trucks. As one who walks this road frequently I would not welcome the invasion of huge numbers of vehicles and neither would the wildlife save for the turkey vultures.

The sports fields proposed might look good on paper but are essentially a disaster. No one likes sports, especially youth sports, more than I do but the scope of what is proposed by park owners is preposterous to say the least. Two baseball fields, a soccer field, and a football field with no restrictions on use will require 2-3 million gallons of water monthly. That will be both insult and injury to the river and to all sentient beings in the area. It's a shaky idea anyway because there are already enough playing fields in southern Humboldt that the same handful of people struggle to maintain. Who will maintain the mostly unused fields? The proposal doesn't say but I'd be willing to bet that they will lay dormant before long as a memorial to wasteful thinking. I suspect that what the park owners really desire is a lot of water at their disposal for other reasons such as overpopulated "events". And how will the water be treated if it is to be available to drink? **C10-1**

The proposal has another ludicrous idea---camping. The owners want two acres rezoned just for this and they want it to be available all year, 24 hours a day, seven days per week. Who will provide security and fire protection? The proposal doesn't say. I wonder how the sheriff's office and the California Highway Patrol will feel about all of this.

The building and paving and lighting along with the requested five music festivals for 2000 people and one festival for 4000 people lasting two days will make for non-beneficial water wasting, hellish traffic that will thwart emergency vehicles when needed, noise pollution day and night, and light pollution that will affect owls, foxes, humans, bears, and many other innocent victims of thoughtlessness.

Worse, even though the rezoning would take place, the park owners have not relinquished their right to develop further in the future.

This property should remain zoned the way it is now. The owners argue that it was purchased in order to be preserved. That is very far away from the proposal as it stands. Another reason for us all to be opposed is that the park has a board of directors appointed by and responsible to only the owners and that the board is not responsive to the public in any way unless they are being offered money. It's not a "community" park at all.

Thank you,
Jerry Latsko
215 Leino Lane
Garberville 95542 (707)923-7227

LETTER C10
Jerry Latsko

C10-1 This comment expresses a personal opinion about the project rather than the DEIR, and a concern about increased public use at the site. The commenter expresses concern about removing the natural features of the site. The comment does not address any shortcoming in the impact analysis or warrant any change to the DEIR text, and no specific section of the DEIR is addressed.

The commenter is referred to other responses found throughout this Final EIR. The Sheriff's Office and the California Highway Patrol did not comment on the DEIR.

The comments about the Park Board membership are not relevant to the impact analysis of the DEIR.

LETTER C11

Richardson, Michael

From: Susan and Dennis OSullivan <sprowlcreekcottage@gmail.com>
Sent: Sunday, June 26, 2016 9:39 PM
To: Richardson, Michael; Fennell, Estelle; Bohn, Rex
Subject: So. Humboldt Community Park Project

Thank you for the opportunity that this process allows Susan and me to share our support as well as our real concerns, by real I mean every day unavoidable impacts to ourselves as well as our community, neighbors and the environment.

Under the section **Identified Impacts,** the report itself fails to note the every day impact such a large plan has on its neighbors. It seems that there is not a real concern for neighbors within the DEIR. While the report spends time on the use of Sprowl Creek Road you know as well as I that unless a substantial amount of money is spent increasing the number of vehicles per hour passing the Sprowl Creek Road/Kimtu intersection to mitigate the needs, emergency, of the communities beyond, is not attainable. Buses, off site parking and any number of ideas are just that. This section also notes that mitigation efforts/plans will be made to lessen noise, particularly amplified music events. This is BS in that reduction to such a level to satisfy neighbors will not allow these events to be successful, so something will have to give and we already know that answer. We already have 4 outdoor event sites available to the community within 10 miles. You note that the DEIR identifies an unavoidable impact, the removal of agricultural land, that we certainly agree with. Consideration of the history of Southern Humboldt is rarely identified in any public or private project and that is a shame. We are not sure how your notice can on the one hand identify this unavoidable impact while you also state that mitigation plans are in place to reduce impacts to cultural resources. This impact must be considered and we believe should be a very large part of a successful community project. **C11-1**

We support the Park in its current state and believe small events as well as the addition of sporting fields that can be built without the stated gallons of water use would be a welcome addition to the Park's operation and the entire community, (entire... meaning those less political and living their life without impacting their neighbor). These comments that we make are not fueled by a NIMBY response.

Sincerely and Respectfully

Susan and Dennis O'Sullivan
4235 Sprowl Creek Road

LETTER C11
Susan and Dennis O'Sullivan

C11-1 This comment expresses a personal opinion about the project rather than the DEIR, and a concern about increased public use at the site. The commenter does not believe that the mitigation measures for traffic and noise are adequate. However, nothing specific is recommended in terms of changing the analysis, and thus no changes to the DEIR text are considered necessary. The impact analysis was based on CEQA significance criteria, which take into account nearby residents.

LETTER C12

June 21st, 2016

Michael Richardson, Acting Supervisor Planner

3015 H St., Eureka, CA 95501

Dear Mr. Richardson,

At the regular meeting of the Board of Directors for Redway Community Services District, on June 15, 2016, the board passed a motion to send a letter to the Humboldt County Planning Department to state that the RCSD Board has concerns about the water usage that is proposed in the draft Environmental Impact Report for the Southern Humboldt Community Park. Therefore, it is the board's responsibility to insure that water services to the customers of the Redway Community Services District are not jeopardized.

C12-1

Respectfully,

Michael McKaskle

Chair RCSD

LETTER C12
Michael McKaskle

C12-1 This letter does not explain how the Board of Directors for the Redway Community Services District (which does not serve the project site) determined that water services to customers would be jeopardized. The water demands for the project have been identified and mitigation measures have been recommended to ensure that no significant impacts related to water supply would result. The Adaptive Management Plan included in Mitigation Measure BIO-5 would address the hierarchy of water needs for the project and larger community.

LETTER C13

Richardson, Michael

From: Margaret Taylor <mwtaylor923@gmail.com>
Sent: Monday, June 27, 2016 2:08 PM
To: Richardson, Michael
Subject: Southern Humboldt Community Park Draft Environmental Impact Report

Dear Mr. Richardson,

As a neighbor of the park and a ratepayer in the Garberville Sanitary District, I wish to comment on the park board's Draft EIR.

I support appropriate use of this site, but what the developers have proposed--and what is left unsaid in the document--promises severe damage to the environment, local infrastructure, and social structure of the locale.

To approve this plan supports daily use, with parking, of 800 people daily, one 5000 person event (including 1000 campers), permanent year round camping for 800, and a major sports complex requiring millions of gallons of water monthly just for maintenance. Approval of this scenario--a potential of 29,000 park users per year, with the ocassional 5,000 user spike in attendance--means absorbing more than the current population of Eureka into a regional structure that is already stressed handling one tenth of that number. And though the DEIR does not include immediate residential development, it requests that the developers' rights to this be reserved.

I hope that the appropriate agencies and interested experts will comment on the inevitable, not mitigable damage that will be caused by this proposed level of use. The plan states that if the river flow falls below a certain level, will not be drawn from the existing gallery--but this is most likely to happen in the summer, when park events are most likely to occur. Winter water storage is either from the same gallery or from rain water catchment, which simply prevents natural groundwater replenishment, an environmental problem of its own. Parking has already been expanded into an area previously identified as inappropriate by the Department of Fish and Game, indicating an essential lack of concern for the resource. **C13-1**

Reducing the river flow, compacting the soil, increasing populations of invasive animal and plant species, light and noise pollution will all have a devastating effect on the current residents of the park; dozens of bird species (including at least one species of concern) documented over the previous decades, and many higher order mammals that will lose the prey plants and animals they depend upon. These losses will be largely invisible: a few years of reproductive failure with local species extirpation unremarked by most.

Even for the inadequate mitigations described in the document, I wonder who is going to document compliance? Self-regulation in the context of the private non-profit structure is not sufficient.

The human environment will be degraded as well. I now live in a small town, next door to a public use property (the CR/Community Theater property), that provides real direct benefit scaled to the local population and site type (by the way, some of those 1454 parking spaces supposedly just waiting for event-goers are already being used by locals to improve their lives and those of their children). In the future this DEIR describes, it will be a struggle to find the community when it is obscured by the air, water and traffic pollution created by unrestrained developement at the site of this privately held property.

Sincerely,

Margaret Taylor

272 Sprowl Creek Road
Garberville, CA 95542

--
Margaret Taylor
272 Sprowl Creek Road
Garberville CA 95542-3304

LETTER C13
Margaret Taylor

C13-1 The commenter's concerns about annual use of the site have been overstated. Camping would only be seasonal and would not be year-round, as explained on page 3-12 of the DEIR:

> *The proposed improvements included in the project are expected to increase the number of visitors by an estimated 800 persons per day during the peak seasons (late spring, summer, and early fall). Additional visitors would be allowed at the park for special events under a conditional use permit. Under the conditional use permit, one annual event per year with up to 5,000 attendees (4,000 guests plus up to 1,000 staff, vendors and performers), and up to five events per year with 800 to 2,500 attendees (including staff, vendors and performers) are proposed.*

The Area 4b Environmental Campground would have 15 100-square-foot camping platforms that would be likely be seasonal in nature, as discussed on page 3-27 of the DEIR. However, the applicant does not wish to limit use of the Area 4b area to specific times of the year. It is estimated that up to 60 people at one time might camp in this area during educational sessions in the summer months with a single four-person tent occupying each sleeping platform.

Water supply and demand are evaluated fully in Section 4.17, Utilities and Service Systems, of the DEIR, and project impacts on wildlife are evaluated in Section 4.4, Biological Resources, of the EIR.

The commenter can view other comments on the DEIR in this Final EIR. Parking problems have not been identified in the recent letter from the California Department of Fish and Wildlife (see Comment Letter A1). Comment A1-3 does mention riparian buffers, and the response to this comment can be found earlier in this Final EIR.

Chapter IV of this Final EIR that includes the Mitigation Monitoring and Reporting Program (MMRP), which would ensure compliance with recommended mitigation measures. Other comments in this letter express a general opinion about the project but do not address specific impacts and/or mitigation measures that would need to be revised.

Attn: Michael Richardson, Senior Planner

Humboldt County Community Development Services

3015 H St. Eureka, CA 95501

707.268.3723 mrichardson@co.humboldt.ca.us

Re: SCH#2010092037 CEQA DEIR Southern Humboldt Community Park - General Plan Amendment Application

Dear Michael Richardson,

IX. LAND USE AND PLANNING

The Park is suitable for the soft activities in the Compliance Agreement with Humboldt County and **should not be rezoned** for the oversized commercial proposals in the current DEIR. The activities allowed in the Compliance Agreement are popular and good for the river and wildlife and water courses and valuable farmland in the Park.

I propose a Compliance Agreement Park as Alternative 4 for this project and urge that it include dropping the so-called development rights that the SHCP claims to retain for the property. SHCP chose to organize as a tax-exempt corporation which allows it to manage and operate parks, not to engage in real estate development on the property

The argument that the community needs more venues to stage more commercial gatherings is not convincing. The Park Board can raise money to benefit the community park by holding amplified events at Benbow State Park with its freeway exits and parking areas. There is no need to add a new amplified concert venue into our Community Park. The entertainment events already being staged in our area are plentiful. They are: C14-1

Benbow Arts and Music Festival June 4-5, 2016
Renggae on the River, August 4-7, 2016
Humboldt Hills Hoedown, Sept. 24, 2016
Sohum Beer Fest and Bar-B-Q Smoke-Off, Sept.6,2016
Humboldt Hemp Fest, Nov. 11-13, 2016
The Redwood Harley Run, May, 2016
Hospice Barbeque and Brew July 9, 2016
Hospice Taste of the Cove Sept. 3, 2016
Hospice Annual Fundraising Party May, 2016, Beginnings, Briceland
Northern Nights Party July 15-17,2016 Cooks Valley
Lumberstruck Country Music Festival, July 3, 2016 Cooks Valley
Enchanted Forest Gathering July 22-24 Black Oak Ranch
Kate Wolf Festival, June 23-26,2016 Black Oak Ranch
The Garberville Rodeo, June, 2016

XI. NOISE

I will be submitting over 300 more petitions (to add to the 314 you have already) from the local community who still oppose amplified events in the SHCP property. We do not want the noise, traffic and safety issues they bring to our town of Garberville and our neighborhoods.

C14-2

The Noise Study mitigations are not adequate for the SHCP's sheer volume of yet un-named, but supposedly possible events. Its conclusions admit that noise from amplification in the Park, even with mitigation, cannot be kept from being heard outside the Park. No part of the Noise Study discusses the disturbances it causes to birds and other wildlife in the Park.

XV. TRANSPORTATION AND TRAFFIC

Neither is the Traffic Study adequate to address the unknown volume of traffic for an unknown number of events. I support the CHP comments in the NOP of Sept. 2010. The controversy in our community over traffic and noise pollution from the Park remains as alive today as it was 6 years ago. http://www.redwoodtimes.com/general-news/20101006/chp-does-not-support-large-events-at-park

C14-3

VIII. HYDROLOGY AND WATER QUALITY

I am concerned that the SHCP's new ten-acre vineyard may use weed herbicides that get into the groundwater under the vineyard that could possibly migrate into the South Fork Eel River just above the raw water intake galleries of Garberville Sanitary District and the Redway Community Services District. It could affect drinking water. It could affect swimmers. It could affect threatened fish species and other wildlife.

C14-4

The ten acre vineyard's impact on the quantity and quality of water for downstream users and water rights holders is not discussed in the SHCP DEIR. The amount of river water that will be used to irrigate the vineyard for the first five years alongside of irrigation for ten acres of ball fields in the summer dry season is not discussed in the SHCP DEIR.

XIV. RECREATION

The SHCP has no overall plan of operation. As things stand in this DEIR, the ability of people who enjoy soft recreation at the Park may be precluded by those who have paid to use it for larger, complex events. A plan of operation would show how the rights and interests of walkers and event attendees would be accommodated.

A few years ago the Park had a half-pipe skate ramp in the park for skate boarders who signed up with the owner of Tsunami, a Garberville business owner and skateboarder himself. When interest in that skate-ramp dwindled and ended the ramp deteriorated and became overgrown with weeds. Now it is an eyesore in the Park. What is supposed to happen to it now? Is its fate the same as what will happen to other constructions or infrastructure that goes out of fashion at the Park? It looks like a fire danger now. Where is the operational plan with a policy to deal with this kind of problem? Here is a recent photo of it.

C14-5

Southern Humboldt Community Park Skateboard Ramp 2016

Thank you for your attention,

Kristin Vogel
PO Box 453
Garberville, CA 95542
(707) 923-9284

June 26, 2016

LETTER C14
Kristin Vogel

C14-1 This comment expresses a preference for not rezoning the project site and having a Compliance Agreement only alternative, which the commenter recommends be analyzed in the EIR. The existing compliance agreement only allows continuation of the low-impact passive activities that have occurred on park property; for example, walking, hiking, bicycling, horseback riding, swimming, boating, fishing, nature study by individuals, families or small groups, picnics, weddings, celebrations, memorials by families or small groups, and impromptu recreation by families or small groups. The EIR does include a "No Project Alternative," which is similar to the alternative suggested by the commenter.

Many of these events listed in the comment are in locations anywhere from 6 miles to 40 miles from the project site. As part of the proposed project, community input was gathered over many months to determine the events proposed as part of the project. This community input came from a wide range of stakeholders to assure that the project reflected the stated community's requests. When this process began, a special Community Scoping session was held on March 18, 2009 to receive input regarding the future of events at the Southern Humboldt Community Park. Approximately 60 local residents were in attendance, along with Humboldt County Supervisor Clif Clendenen and the Humboldt County Planning Director at that time, Kirk Girard. Community input at this session showed a strong level of support for events, with 94 percent of those in attendance in favor of a festival at the project site. This input is consistent with all previous and current general community input surveys and sessions. Local residents' input from those sessions was incorporated into the project design of events to address specific concerns, including the number of events, the size of events, curfew, noise, and traffic. That said, it is inevitable that some residents will not agree with the chosen venues, as expressed in this comment letter.

Five of the events listed in the comment occur in Mendocino County: the Harley Run, Northern Nights, Lumberstruck, the Enchanted Forest Gathering, and the Kate Wolf Festival at the Black Oak Ranch (40 miles from Garberville). Thus, local impacts from these events are not likely to overlap with those of the proposed project. The Benbow Arts and Music Festival and the Hospice Barbecue and Brew are the two events that occur in proximity to the site, at Benbow State Park just south of the project site. One is a two-day event in June and the other is a one-day event in July.

Refer to other responses to this comment letter regarding specific issues of noise, traffic, water quality, and other topics.

C14-2 Please see the response to Comment C6-13, which addresses amplified noise.

C14-3 See the response to Comment C6-16, which addresses traffic impacts.

C14-4 Please refer to the response to Comment C6-20 for a discussion of potential water quality and water supply impacts related to the project site vineyards.

C14-5 This comment indicates that the Southern Humboldt Community Park has no overall plan of operation and that this plan is needed to show how the rights and interests of walkers and event attendees would be accommodated. The comment further states an operations plan is needed to address how to handle construction or infrastructure that subsequently "goes out of fashion," like an existing skate board ramp in the park that has deteriorated. This comment raises concerns about long-term maintenance of facilities at the project site, and does not address environmental impacts or mitigation measures in the DEIR. See response to Comment C7-3 which addresses funding for maintenance of the site's facilities.

Richardson, Michael

From: evoice <evoice@mchsi.com>
Sent: Thursday, June 30, 2016 12:48 PM
To: Lancaster, Larry
Cc: Crawford, Norm
Subject: RE: SHCP DEIR

Thank you Larry, since that area around the ranch house and barn is in the floodplain, wetland, seasonal creeks and sensitive watershed habitat l want to make sure it is abated without any added harm. It seems that is your plan, Thank you.

Ed Voice

Sent from my U.S. Cellular® Smartphone

-------- Original message --------
From: "Lancaster, Larry" <LLancaster@co.humboldt.ca.us>
Date: 6/30/2016 12:00 PM (GMT-08:00)
To: evoice <evoice@mchsi.com>
Cc: "Crawford, Norm" <NCrawford@co.humboldt.ca.us>
Subject: RE: SHCP DEIR

Hi Ed,

The address 934 Sprowl Creek Rd appears to be located at the APN 222-091-014. Our best guess is that a 600 gallon UST was located on that parcel, associated with Tooby Ranch and granted Agriculture Exempt status for the UST (less than 1100 gallons, located at an ag facility, and contains fuel for ag equipment). This means is was allowed to be in place and operate without UST regulations, permitting and inspection from HCDEH. Even so, I recommend the owners of Southern Humboldt Community Park locate the UST to confirm its absence or presence. If still present, I recommend obtaining a UST closure permit to better facilitate transparency/environmental due diligence as this is now a public facility/resource, and also to allow access to UST cleanup fund if contamination is found and further action is required,. Norm Crawford, HazMat Tech, would be glad to meet with SHCP staff on site to look for the UST. Norm can be reached at (707) 268-2238.

C15-1

Regards, Larry

Larry Lancaster, REHS | Supervisor | Humboldt County DHHS Public Health | Division of Environmental Health | Hazardous Materials Unit | 100 H. St. Suite 100 **|** Eureka, CA 95501 ☎707-268-2212 (phone) **|**707-441-5699 (fax) **|**

✉ llancaster@co.humboldt.ca.us **Environmental Health | Humboldt County, CA - Official Website**

From: evoice [mailto:evoice@mchsi.com]
Sent: Wednesday, June 29, 2016 5:31 PM
To: Lancaster, Larry
Subject: RE: SHCP DEIR

Hi Larry did you get my answer to your question earlier today?

Thank you

Ed Voice

Sent from my U.S. Cellular® Smartphone

-------- Original message --------
From: "Lancaster, Larry" <LLancaster@co.humboldt.ca.us>
Date: 6/29/2016 11:35 AM (GMT-08:00)
To: evoice@mchsi.com
Cc: "Spinosa, David" <DSpinosa@co.humboldt.ca.us>, "Richardson, Michael" <MRichardson@co.humboldt.ca.us>, "Hoyos, Maje" <MHoyos@co.humboldt.ca.us>
Subject: RE: SHCP DEIR

Good Morning Mr. Voice,

Our review of the EIR indicated that this UST was in the project area. Can you clarify your question about when the public will know of the UST's exact location? I am anxious to respond, but am not sure whether you are asking about when our comments become public, or what public records exist to locate the UST, or another question. Thank you for rewording your questions to assist me in this way. I can better address the UST abatement question after having a clearer idea of whether this tank is actually within the subject area and we look to the consultant to perform any investigations necessary to address that question. I look forward to hearing from you at your convenience.

Regards, Larry Lancaster

Larry Lancaster, HazMat Unit Supervisor

Humboldt County Division of Env Health/ DHHS PH

100 H Street Suite 100

Eureka, CA 95501

(707) 268-2212

llancaster@co.humboldt.ca.us

Environmental Health | Humboldt County, CA - Official Website

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From: evoice@mchsi.com [mailto:evoice@mchsi.com]
Sent: Wednesday, June 29, 2016 11:29 AM
To: Lancaster, Larry
Cc: Spinosa, David; Richardson, Michael
Subject: Fwd: SHCP DEIR

Mr. Lancaster,

I wanted to Thank you for bring this forward and ask if you know when the public will know of this UST exact location and when its required to be abated?

Thank you again,

Ed Voice

-------- Original message --------
From: "Lancaster, Larry" <LLancaster@co.humboldt.ca.us>
Date: 6/28/2016 4:56 PM (GMT-08:00)
To: "Spinosa, David" <DSpinosa@co.humboldt.ca.us>, "Richardson, Michael" <MRichardson@co.humboldt.ca.us>, evoice@mchsi.com
Subject: FW: Southern Humboldt Community Park EIR

In Section 4.8 Hazard and hazardous materials of the Southern Humboldt Community Park EIR, under Hazardous Materials related sites, it details the existence of an underground storage tank at 934 Sprowel Creek Road. If verified within the project boundaries, the tank must be removed and soil samples taken pursuant to California Code of Regulations, Title 23, Section 2672. Depending on laboratory analytical results, further action may be required. The consultant must conduct a site investigation adequate to confirm UST location on the subject site and obtain any necessary permits for its removal.

Larry Lancaster, REHS | Supervisor | Humboldt County DHHS Public Health | Division of Environmental Health | Hazardous Materials Unit | 100 H. St. Suite 100 **|** Eureka, CA 95501 ☎707-268-2212 (phone) **|** 707-441-5699 (fax) **|**
✉ llancaster@co.humboldt.ca.us **Environmental Health | Humboldt County, CA - Official Website**

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LETTER C15
Ed Voice

C15-1 Page 4.8-2 of the DEIR notes that regulatory records indicate that a 600-gallon underground storage tank (UST) used for gasoline was present at the farm at the project site, but that the UST is no longer present and was not noted in regulatory records after 1992. No structures or other significant project improvements are proposed in the vicinity of project site farm buildings. The Humboldt County Division of Environmental Health is currently reviewing the UST site for formal closure. To provide additional detail regarding this process, the following text is added at the bottom of page 4.8-2 of the DEIR:

> The Humboldt County Division of Environmental Health (HCDEH) is currently in the process of formally closing the former UST registered to the farm at the project site. On August 8, 2016, Norm Crawford, Hazardous Materials Specialist with the HCDEH, visited the farm to attempt to identify the former UST location. Aerial photographs, anecdotal information and the site itself were examined. No vent or fill tube piping or other evidence of a UST was identified at the farm, though the location of a former oil shed was determined to be the most likely former UST location. The HCDEH was present on the site and supervised soil testing in that location. No contaminants were identified in the testing and the UST site is formally closed. Therefore, no additional investigation or remediation is necessary.

Soil has been completed at the site and no contamination was found. Therefore, no additional investigation or remediation is necessary.

LETTER C16

To: Michael Richardson
Acting Supervising Planner
3015 H St., Eureka CA 95501

From: Ron and Karen Angier
POB 1821
Redway, CA 95560

Please consider our concerns regarding the Southern Humboldt Community Park and it's environmental impact report.

First and foremost to be considered, is water. What we know now.

1. Regardless of the veracity of climate change. We know that the average rainfall in Southern Humboldt has dropped considerably over the past two decades and is not likely to change soon. We also know that this has had considerable affect on the flow of the South Fork of the Eel River.

2. We know too that the river carries the special Wild and Scenic designation by the federal government to protect it from exploitation.

3. We know also that there is a large and uncontrolled marijuana agriculture in Southern Humboldt County that is drafting significant amounts of water from every possible spring and stream that serves the river. Admittedly neither the Department of Water Resources or the Department of Fish and Wildlife have enough data and/or control to manage this unusual and fast growing market. In effect, the situation is unmanaged and out of control.

4. We know that there is no significant control of water drafting (both legal and illegal) by the private property owners along the river now. **C16-1**

5. We know that there are already established communities with water districts below the proposed site that are permitted to draft from the river.

The West is in a historically and unprecedented drought and there is no end in sight. Although slow to act, water conservation measures are being implemented throughout the state. The key word here is conservation. Unless there are some significant technological advances which mitigates the impact to the river and the communities and wildlife that already depend on it, it would be imprudent to draw more water from the river or the aquifer that supports it. In proposals such as these, data is everything. Without the appropriate data and analysis of same, no reasonable additional use plan can be formulated for now or in the near future, certainly not in times of drought where citizens of the area have been subjected to mandatory water conservation measures. Our understanding is that California Fish and Wildlife has addressed this issue earlier in a letter stating that the applicants are requesting to draft approximately four times the amount that was permissible in 2010.

It also is important to examine the need or justification of the applicant. Are they necessary? What are the options to fill that need? It is surprising to discover that these needs, for the most part, are not justified. Nearby Benbow State Recreation Area is now significantly underutilized. Past music festivals, theater performances, fireworks and similar gatherings have shown that can handle large groups of people. The designation of a state recreation area gives California State Parks a wide latitude in the use of this area. In effect, it is there for exactly the purposes of which the applicant seeks..

C16-2

Similarly, there are adequate camping facilities provided by the nearby State Parks that, if the community pursued it, could possibly be expanded even more. We are unsure of the purpose of providing additional camping facilities except to offer these services during an event or to perhaps to compete with the adjacent parks by offering lower prices. In either case, to approve an expansion of these services while nearby areas go underutilized is unreasonable, particularly when it requires the use of more water from the aquifer and river.

Finally the question of traffic and access must be addressed. This is a very rural area with poor roads. Our understanding is that the California Highway Patrol has addressed this issue earlier in a letter stating that it is unsafe for large amounts of traffic. **C16-3**

In our opinion it would be highly imprudent to approve the Southern Humboldt Community Park plan at this time.

Thank you,

Karen & Ron Angier

LETTER C16
Karen and Ron Angier

C16-1 The DEIR includes Mitigation Measure BIO-5 on pages 4.4-38 to 4.4-42 of the DEIR, which requires that an Adaptive Management Plan be completed prior to sports park construction, which is the largest proposed use of water. Mitigation Measure BIO-5 also specifies minimum flows to be maintained in the Eel River, below which the sports field could only be irrigated with stored or recycled water. The Adaptive Management Plan included in Mitigation Measure BIO-5 would address the hierarchy of water needs for the project and larger community. The Adaptive Management Plan, which would be in place prior to the construction of the sports fields, would recognize that water availability in the South Fork Eel River will vary from year to year, and in some years no irrigation of the sports field would occur except from stored or recycled water.

C16-2 This comment suggests that the elements of the proposed project would be much better if located at Benbow State Park to the south. Chapter 5 of the DEIR includes an alternative (Alternative 3) that addresses relocating the proposed project to Benbow State Park. The size of the Benbow State Park does not allow the mix of venues proposed by the project, nor does this location meet the objectives of the project. In addition to musical and camping events, the proposed project includes other venues such as agricultural operations, sports fields and playgrounds, and new trails that would not all be possible at Benbow State Park. There is no stated objective from the applicant regarding competing with nearby camping facilities by offering lower prices at the project site.

The commenter has not explained how it was determined that nearby camping facilities are underutilized. Therefore, a response to this issue cannot be provided.

C16-3 The letter from the California Highway Patrol in response to the Notice of Preparation is included in Appendix A of the DEIR. No letter was received from the California Highway Patrol in response to the DEIR. See the response to Comment C6-16. The letter from the California Highway Patrol was written prior to preparation of the DEIR traffic study, and the analysis prepared for the DEIR addresses the comments from this letter.

6/23/16

Members of the Planning Commission

My name is Stephen Dagey. I am the founder of the Southern Humboldt Community Park

I eventually raised over $750,000 in donations from locals, mostly in lumps of $4000.00 each, a wildly unprecented amount in Humboldt history. People recognized that this one-time opportunity had huge potential value. (In general, cannibus growers did not participate) C17-1

It has taken the hard working Board $250,000 and over 15 years to obtain permission to be a park, using no taxpayer money.

Plese approve of this application as soon as possible with no further restrictions

Stephen Dagey

LETTER C17
Stephen Dazey

C17-1 This comment letter expresses a desire to have the project approved and does not specifically address the analysis in the DEIR. Therefore, no further response is necessary.

John LaBoyteaux
Camp Grant Ranch
3345 Dyerville Loop Rd.
Redcrest, CA. 95569

Michael Richardson, Senior Planner
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA. 95501

June 15, 2016

RE: Southern Humboldt Community Park (SHCP) DEIR

Dear Michael:

I have been farming in the Eel River Canyon for 35 years with, in some years, leases extending from Pepperwood to Garberville in addition to the home place at Camp Grant. I participated in two farmers markets each week for most of that 35 years and started several markets. I raised hay and alfalfa for both the dairy industry and homestead animals. I exported cantaloupes and other produce to the San Francisco Bay Area. In the last five years I've been involved with the re-introduction of small grain production in Humboldt County. I've served on various agriculture related committees and boards. I submitted substantial scoping comments when the SHCP began this process.

Virginia and I each donated $4000 to help purchase this property as a community park. It has been in continuous agricultural use since the 1870s. With a thorough assessment of the resources and limitations of the whole 400 plus acre Agriculture Exclusive property together with the thoughtful location of facilities, diverse recreation could be integrated with continued agricultural use. That is what an experienced park planner would do. Unfortunately that is not what happened.

C18-1

Conversion of the ranch headquarters to a multi-event location is disastrous for continued agricultural use of the property. As enumerated in my scoping comments, recreational facilities have been placed on productive land when they could as easily have been placed in non-productive areas Although the property contains 405.7 acres, this project has been plagued from the beginning by "windshield planning", most everything needed to happen adjacent to the existing driveway.

OVERVIEW

This 400 plus acre property contains 100 contiguous acres of prime farmland, in open fields which have been in nearly continuous and diversified agricultural production since the 1870s. It is believed to be the largest contiguous area of such soils in Southern Humboldt. There are also areas of mixed hardwood forest with natural clearings with 0-9% slope which have the same prime farmland or farmland of statewide importance soils. We consider these forested areas to be non-productive for agriculture but suitable for recreational uses. Likewise the Tooby Memorial Park may have some prime farmland soils but is not part of the agricultural area because of its use and development as a County Park for nearly 50 years through donation by the Tooby Family. These distinctions should be made in the DEIR. Attachment #1 to this letter provides a detailed discussion of section 4.2 the agricultural resources section of the DEIR. With the exception of 16 acres to be devoted to the ballfields and athletic area, which necessarily must be flat and open, all other recreational uses and events could be located on non-productive areas of the property. Attachment #2 to this letter "A Simple

Plan for the Community Park" was my attempt in 2013 to influence the direction of this project. This plan might have been accomplished with a mitigated negative declaration. C18-1

INADEQUATE ALTERNATIVES

The great majority of the property is zoned AE (Agriculture Exclusive) but no resource based alternative is considered in the DEIR. Attachment #2 is a resource based alternative.

Alternative 2, Reduced Public Facilities Acreage is not a real alternative because a portion of the area shown in figure 5.1 is already being developed into grape vineyard and a second portion is forested and thus non-productive. This underscores our point made in the first paragraph that the open productive lands need to be distinguished from the forested lands which have the same soils. C18-2

Alternative 3, Benbow State Recreation Area is discounted because many project traditional recreation features could not be located at Benbow State Recreation Area. No alternative is presented which would retain other project features at the Community Park but locate the five entertainment events at other previously permitted sites including Twin Bridges, Bowman's, Dimmick Ranch, French's Camp and Benbow State Recreation Area or some combination of these sites, all of which have direct access off the freeway.

Former Planning Director Hamblin suggested that the whole project might be handled with a recreational overlay on the existing zoning since conditional use permits would be required for the events in any case. This suggestion should have been evaluated as a further alternative.

LAND USE ISSUES

Converting the ranch headquarters to a multi-event location is disastrous for continued agricultural use of the property. All of the agricultural infrastructure is located in this area including livestock structures, the hay barn, farm produce stand and the new cold storage unit. The greenhouses are nearby. Agricultural production requires a base of operations where equipment is stored and maintained, where materials are delivered and where products are accumulated, packed, sold or shipped. Multiple events present an impossible conflict with these uses and very likely some safety hazards with moving equipment and vehicles.

Further, while use of a portion of the historic ranch house as a park office for a few employees is probably not a problem, a public meeting facility is unnecessary and a further conflict with continuing agriculture. The Park does not need to be all things to all people and the Garberville/Redway area is well served with public meeting facilities at the Veteran's Hall, Redway School, the Civic Club, the Healy Senior Center, the Redwood Playhouse and the Mateel Community Center. C18-3

At this writing, preparations appear to be underway for more agricultural uses than were present when this application was first submitted in April of 2009. Some hay/pasture fields have been replanted, about 30 head of cattle are temporarily grazing, some hay has been cut, a grape vineyard appears to be under development and row crops are continuing within a reduced area. This is still well below the productive capability of 100 acres of prime farmland. There are still numerous unrealized opportunities to locate recreational activities on non-productive lands.

The major purpose of an EIR is to avoid environmental impacts.

If the Park would utilize a portion of the 16 acre athletic area and natural clearings in the immediately adjacent escarpment forest as their third event location they could avoid many environmental impacts as listed below while simultaneously maintaining agricultural uses.

1. It would not be necessary to reserve and thus convert prime farmland as a parking lot because parking would occur in the already converted athletic area including temporarily on some of the play fields. Some athletic activity could continue during other events. However, we do not understand the statement found on page 4.16-19 to the effect that parking could be easily increased over proposed 700 spaces because of so much "open space". This appears to be an unacknowledged impact.

2. It would not be necessary to have a traffic way across the middle of the productive area and through the ranch headquarters because cars would enter and leave from the Kimtu entrance to the athletic complex. A second gate would probably be needed. The farm road could still be used for emergency access.

3. It would not be necessary to excavate a wetland to double lane the driveway to the ranch headquarters, an impact currently not addressed in the DEIR. C18-4

4. It would not be necessary to build a public bathroom in Area 2 because the athletic fields bathroom in Area 5 would serve that purpose. Soils in Area 2 do not perc well while this entire northern area of the property drains through a seasonal creek to the South Fork Eel just above Garberville's fresh water intake and the well serving the Tooby Memorial Park. The risks associated with placing new large leach-fields here are unacceptable while soils in the athletic area perc reasonably well.

5. The hay barn proposed to be used for some events is not a modern structure as referenced on page 3-17 of the DEIR. It appears to be the same barn seen in the 1918 postcard photo. It is post and beam construction supported on individual concrete piers. A concrete floor was later poured between the piers. The barn does not begin to be earthquake or fire safe. Modern, rustic- design event pavilions located in the natural clearings in forested areas would be more useful and at probably a fraction of the cost of retro-fitting the hay barn.

(Note: The escarpment forest adjacent to the athletic area contains some archeological findings, however I contacted the archeologist who stated that not much was found there and such items were embedded in silt from recent floods. This is very manageable.)

On this 406 acre property it is possible to minimize impacts while integrating traditional recreation and community scale events with continued agriculture on prime farmlands. None of the alternatives considered in the DEIR takes that approach.

WATER ISSUES

The Park's desire to be annexed and receive potable water from Garberville Community Services district is well documented. In this DEIR the Park appears to have underestimated and artificially restricted both their potable and non-potable water resources to the extent that it would be impossible to have irrigated ballfields or irrigated agriculture. Flush toilets are called into question during larger events. Attachment #3 to this letter provides a detailed discussion of section 3.6 Existing and Proposed Water System Improvements. C18-5

OTHER ISSUES

I do not know why SHCP continues to claim they are hosting the Hospice annual Barnyard Brew and BBQ. That event has been held successfully at the Garberville Rodeo Grounds since 2009. C18-6

Lastly, while noise and traffic are not my expertise, it is obvious that the configuration of the freeway ramps in Garberville forces all traffic to the site to pass through the main street of town at least once at arrival or departure. Secondly there is NO practical emergency access to the Park or neighborhoods beyond the park except for Sprowel Creek Road. All of the previously mentioned permitted sites have direct access off the freeway. C18-7

I appreciate this opportunity to comment. I have tried to help the project when I could while struggling with essentially a closed door process extending over 7 years. I have always believed a simpler approach might have been accomplished with a mitigated negative declaration. C18-8

Thank you.

John LaBoyteaux

COMMUNITY PARK DEIR, ATTACHMENT #1 AGRICULTURAL SOIL

Prime Farmland and/or Farmland of Statewide Importance on this property should be compared with the acreage of those same soils within the planning area or Southern Humboldt region. It is also necessary to distinguish productive areas from forested non-productive areas with the same soils.

The 7,146 acres of agriculture designated lands within the planning area is mostly upslope grazing land or AS/AR designations and not reflective of the very limited resource of prime farmland in the planning area or Southern Humboldt.

The LESA Model as well as the prime farmland irrigation requirement are wrongly applied in Humboldt County. (See June 10, 2016 letter and supporting documents from Food, Fiber and Flowers here attached by reference. These definitions should not be used for planning purposes in Humboldt County.

The very low LESA score (24) for this property actually demonstrates the failure of the LESA system as applied in Humboldt County. Since 1870 this property has supported nearly every type of agriculture found in Humboldt including livestock, field crops, orchards and row crops and it has done so mostly without irrigation. Suitability for all types of agriculture is part of the definition of prime farmland. Further the incorrect application of the irrigation requirement is demonstrated in the case because the applicant has harvested agricultural crops from non-irrigated areas of the property.

Even without the definitional problems described above, this is an irrigated property. There is collector system installed in the river for agricultural purposes, an irrigation mainline and some aluminum pipe. The fact that the applicant has not actually turned on the sprinklers in all parts of the property is irrelevant. Any farmer could do so with the equipment installed or easily available locally.

Referring on page 4.2-3 of the paragraph "Agricultural Soils on the Project Site", although the NRCS soil survey is the primary reference in this DEIR, 8.5 acres of prime agricultural land based on section 51201(c) of the government code appears incorrect. Application of the Storie Index, USDA Capability Classifications, and production factors would identify a much greater area.

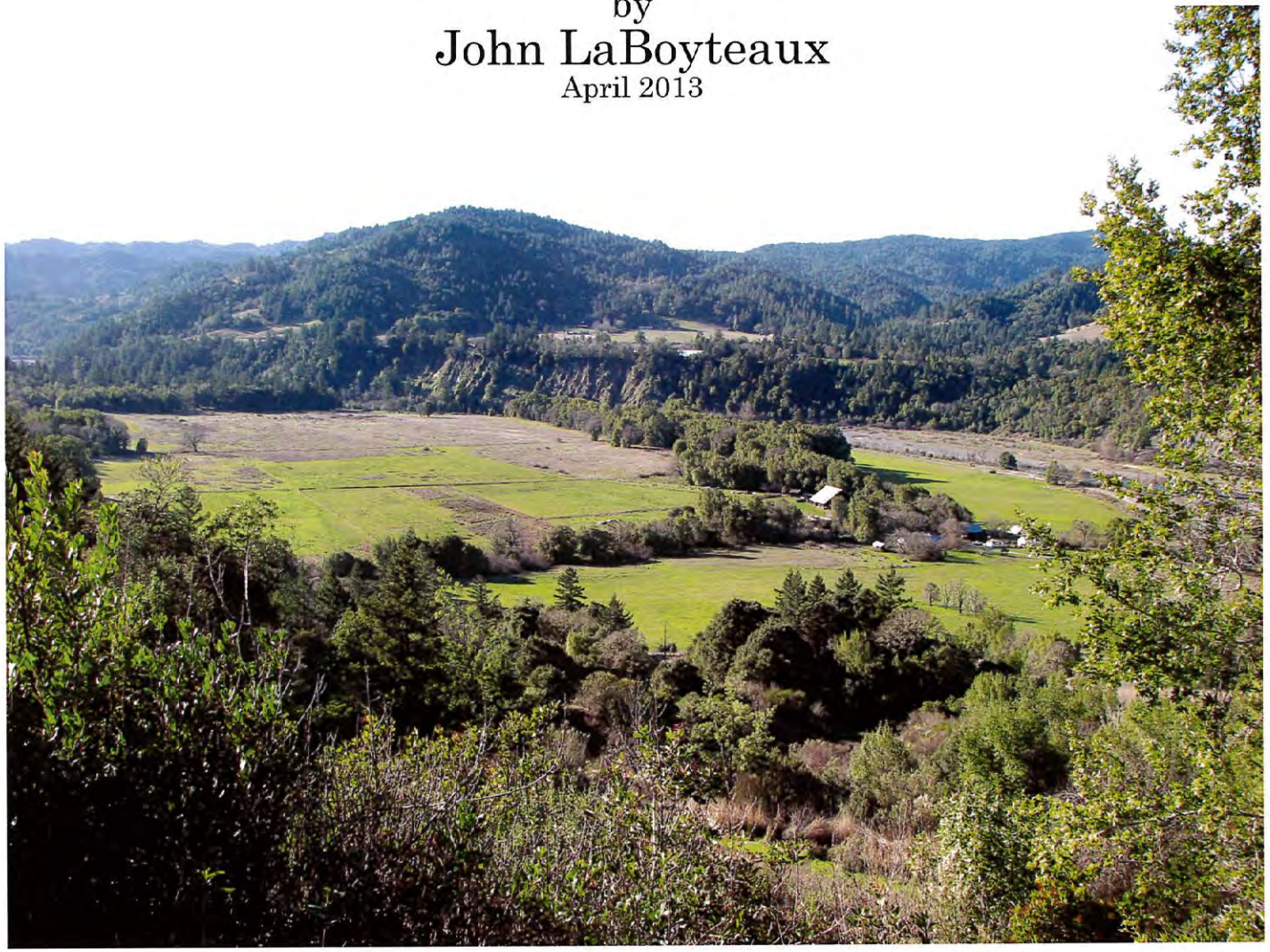
LETTER C18

A Simple Plan for the Community Park

by

John LaBoyteaux

April 2013



Attachment # 2

On the 20th of July 1896, the Wood brothers sold the ranch, totaling 9,681 acres, to the holder of the mortgage, James W. Henderson. Sale price listed on the deed was $10,000.

A businessman, not a rancher, Henderson leased the ranch to Harry E. Hurlbutt in June 1897.

The lease was to take effect July 1, 1897 except for that portion of the ranch known as the Wood's Farm and which is enclosed and comprises the orchards, dwellings and adjacent fields and embraces about 400 acres.

LETTER C18

A Simple Plan for the Community Park

April 2013

1. Develop baseball and soccer fields and an informal play field in the southwest area of the park. Design these athletic areas consistent with the rural character of the Park and the Southern Humboldt Community.

2. Develop a second improved river access (additional to Tooby Memorial Park) adjacent to the ballfields and informal play field at the southwest area of the Park.

3. Provide three areas for Community scale events.
   a. Tooby Memorial Park
   b. Foothill Forest (expanded Wedding Chapel Grove)
   c. Ballfields and informal play field area.

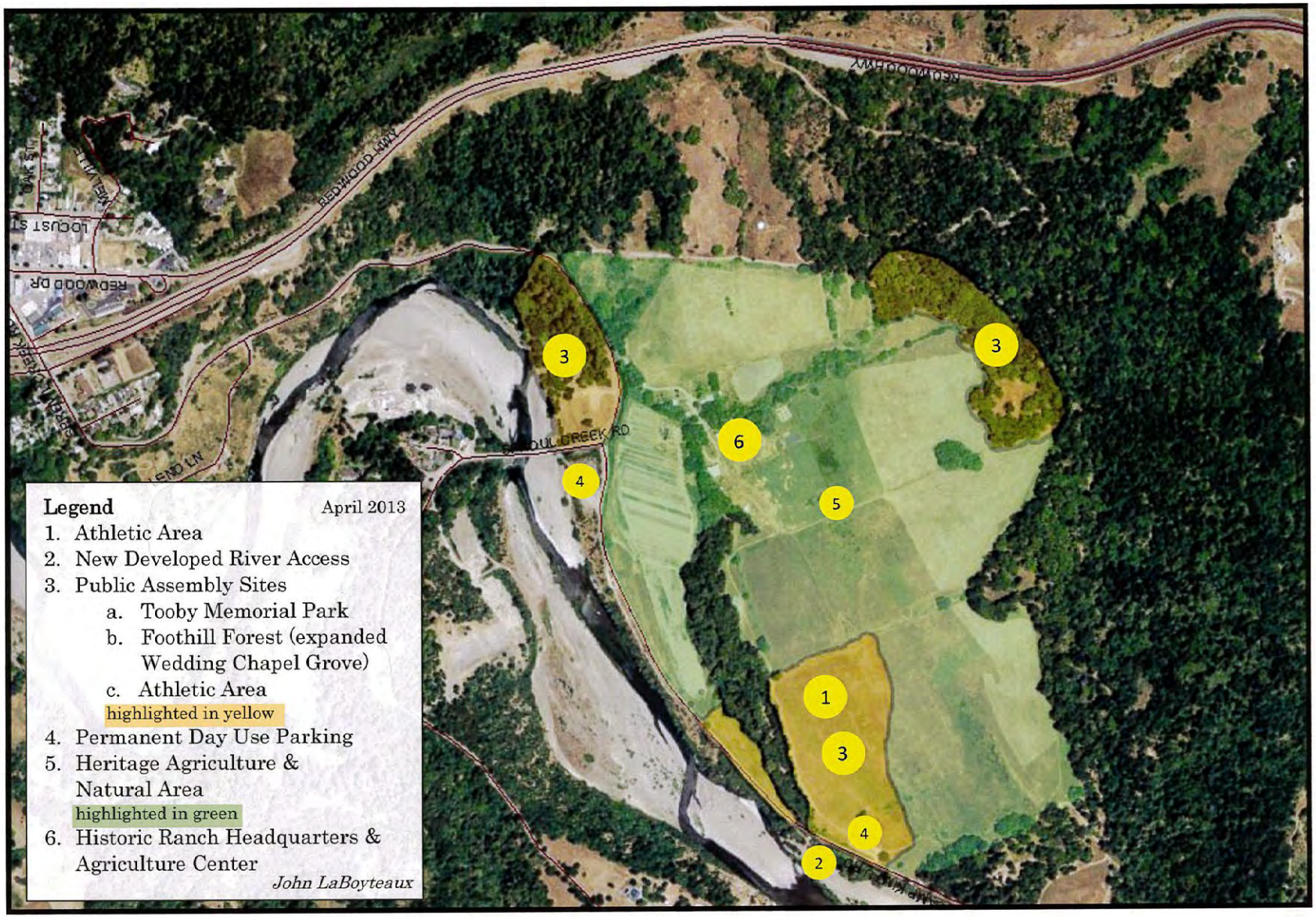
4, Provide permanent day use parking on the gravel area adjacent to bridge, at Tooby Memorial Park and in the athletic/ river access area. Utilize off site parking for all events. No parking on the prime farmland.

5. Make 300 plus acres available for soft recreation and permanently preserve and utilize 100 acres of prime farmland (all the open fields excepting the athletic area) for continuing and diverse agricultural production.

6. Restore and preserve the historic Ranch Headquarters as the agricultural center and infrastructure supporting agricultural production on 100 acres of prime farmland.

LETTER C18

A Simple Plan for the Community Park



(Connecting Trails, Picnic Areas, Pocket Parking & Minor Use Sites Omitted for Simplicity.) (Lines are approximate.)

.COMMUNITY PARK DEIR, ATTACHMENT #3 WATER ISSUES

Provided here attached are the average monthly flows of the South Fork Eel River as measured at the Miranda (Sylvandale) USGS guage from October 1939 thru October 2015. The lowest reading recorded appears to be in August of 2014 at 14.3 cfs. Average flows for July, August and September are 110, 57, and 55 cfs respectively.

NON-POTABLE (IRRIGATION) WATER

One (1) cubic foot contains 7.48 US gallons. One (1) cubic foot per second (cfs) equals 445.2 gallons per minute.

The lowest recorded flow on the South Fork Eel (14.3 cfs in August 2014) is 6,336.3 gallons per minute. The average low flow of 55 cfs is 24,486 gallons per minute.

Department of Fish and Game Notification R1-09-0238 for the Southern Humboldt Community Park provides for a maximum diversion flow rate of 0.24 cfs or 107 gallons per minute from the infiltration gallery (installed for agricultural purposes) in the South Fork Eel River. The with-drawl cannot exceed 10% of the river flow at the point of diversion. The river would have to drop to below 2.4 cfs before pumping would be curtailed subject to the Fish and Game Permit. 2.4 cfs would still be 1068.5 gallons per minute at the point of diversion.

Why the applicant would stop pumping when the river level drops to 30 cfs (page 2-15) of the DEIR is beyond comprehension. This completely arbitrary and unnecessary restriction of their own water supply would make irrigated ballfields extremely difficult while irrigated agriculture would probably be impossible. Certain turf grasses may go dormant in drought conditions but irrigated agricultural crops would likely die or be severely damaged.

Perhaps the greatest concern in the USGS statistics is the generally declining late summer flows from about 1980 onward. 107 gallons per minute, even if it were pumped 24/7, is actually a rather small diversion, about ¼ of that allowed to Garberville and Redway individually. Rather than the Community Park bending over backward to shoot themselves in the foot on water use, we suggest that the Department of Fish and Game and the State Water Resources Control Board will curtail senior water rights when that becomes necessary. Municipal use will always have the highest priority.

POTABLE WATER

The geologic report observes that most of the property overlies fractured limestone which provides little or no aquifer. So one of the greatest puzzles in the DEIR is why did the Park hire LACO engineers to perform a flow test on a small well (#2) in a poor location but NOT perform a flow test on the large well (#1) which is in a good location?

The 2.6 gpm potable flow from well #2 and the 1.4 gpm flow from the Spring (restricted by a forbearance agreement) would be marginal even for an individual residence and the current uses.

Well #1 located in the Tooby Memorial Park, near the confluence of a seasonal stream and the South Fork Eel, has an eight inch steel casing (8") and has provided sanitary potable water for at least 50 years. There is antidotal evidence that this well provided water for the entire ranch at one time. The remaining foundations for the tank tower are just across the road from the main driveway to the ranch

headquarters.

WASTEWATER ISSUES

Since most of the north end of the Park drains to the Eel River through a seasonal creek just upstream of Garberville (GSD) freshwater intake and because most of the soils at the north end of the Park do not perk well, the issue is the possibility of septic contamination from new public bathrooms in that area. This could effect the Park's own well at Tooby Memorial Park as well as Garberville's freshwater. Prudence would suggest no new leach-fields in this area. (See further discussion in the Land Use section.)

IRRIGATION ISSUES

A flow rate of 0.24 cfs or 107 gallons per minute from the river infiltration gallery is a modest diversion for irrigation purposes. It is about ¼ of the with-drawls allowed Garberville GSD and Redway RCSD individually. Similar irrigation diversions have existed at Dimmick Ranch, Woods Ranch and Phillipsville.

As a frame of reference, a 100 gallon per minute well is sufficient to irrigate 200 acres of grapes or 100 acres of squash and melons on drip systems with rotating blocks. (1 gallon per hour per plant) It is more limited for sprinkler irrigation. 100 gallons per minute will sprinkler irrigate about 18,000 sq/ft of row crops in one setting. (5 gallons per minute per sprinkler x 30' foot spacing x 20 sprinklers).

At the Community Park the ballfields appear to be the largest irrigation use.

Please refer to page 7 of the Soils of Western Humboldt County, figures 8 and 9. These show monthly rainfall and potential evapo-transpiration rates at Eureka and Alderpoint. The amount of water needed to maintain plants with a 4" rooting depth through the dry season is expressed in inches of moisture deficit. At Garberville this amount is 12-13 inches. Thus for 10 acres of irrigated surface, 10 acre/feet will be required between June 15 and September 15.

An acre/foot is 326,000 gallons. An average California household uses between ½ and one acre-foot of water per year for indoor and outdoor use. The Community Park would need to run their collector system pump for more than two days to deliver one acre foot of water. If the river were flowing at a rate of just 10 cfs (4488 gallons per minute) at the point of diversion, lower than any flow recorded in 75 years, a diversion of 100 gallons per minute is not unreasonable, but it would take two days pumping continuously for each of the 12 irrigation applications described in the following paragraph. This would not be a threat to the river but pumping costs could be very substantial. This might point to irrigation of a reduced area or solar pumped storage to reduce the time required for each irrigation application.

In agricultural use, irrigation would be applied every 7-10 days or 12 applications between June 15 and September 15, thus the 10 acre feet would be divided into 12 applications or watering periods of about 272,000 gallons each application with more/less one inch of water each application.This would vary somewhat with more water needed in July/August than in June and September. To maintain the most usable turf surface, less water applied at more frequent intervals might be desirable. A landscape architect or experience will determine this. At least a couple of deep waterings during the dry season would likely be needed.

From this point it is a question of engineering and timing of the irrigation blocks to distribute the water evenly at a rate of 100 gallons per minute. The Park will need to extend their 4" irrigation mainline to the athletic area to accomplish this plus an automated rotating block distribution system. In the agricultural example of sprinkler irrigation above, the sprinklers would have to be moved 24 times to cover 10 acres.

If the river were flowing at a rate of just 10 cfs (4488 gallons per minute) at the point of diversion, lower than any flow recorded in 75 years, a diversion of 100 gallons per minute is not unreasonable but pumping for 48 hours per application may not be practical.

This estimate does not take into account particularly drought tolerant turf grasses or allowing some portion of the playing fields to turn brown (unirrigated).

The Park needs to devise some method of measuring the flow at the point of diversion rather than an interpretation from the Miranda gauge which is miles downriver.

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USGS 11476500 SF EEL R NR MIRANDA CA

Time-series: Monthly statistics GO

Humboldt County, California Hydrologic Unit Code 18010106 Latitude 40°10'55", Longitude 123°46'30" NAD27 Drainage area 537 square miles Gage datum 217.57 feet above NGVD29	**Output formats** HTML table of all data Tab-separated data Reselect output format

00060, Discharge, cubic feet per second,												
YEAR	Monthly mean in ft3/s (Calculation Period: 1939-10-01 -> 2015-10-31)											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1939										20.0	25.0	3,000
1940	6,500	9,500	6,500	2,500	520.0	209.3	88.5	46.7	42.4	95.9	330.7	5,766
1941	8,019	5,008	3,446	3,185	969.0	384.1	158.9	90.5	64.9	69.4	335.6	8,330
1942	4,770	8,192	847.2	2,349	1,773	872.3	209.4	98.2	61.6	61.8	1,603	4,823
1943	7,714	2,434	2,062	1,605	717.3	617.8	158.3	68.0	41.8	246.0	248.6	270.5
1944	2,275	2,291	2,027	655.5	400.1	268.5	102.7	54.1	35.9	64.5	2,509	3,179
1945	1,643	5,530	2,733	1,184	933.3	336.3	134.3	65.0	41.1	267.3	2,965	10,300
1946	3,773	2,380	1,938	849.4	267.3	144.6	72.8	38.4	31.6	47.1	793.5	831.5
1947	358.0	1,921	3,673	1,064	280.4	236.7	96.0	52.8	36.4	656.5	473.3	375.6
1948	5,254	1,753	2,617	4,546	1,295	552.4	212.2	106.3	90.3	114.5	556.8	2,754
1949	1,558	4,351	6,721	797.5	359.5	158.1	82.0	48.3	29.1	48.8	140.2	282.4

1950	5,401	3,563	3,813	1,652	505.8	201.1	89.5	47.5	33.1	2,886	2,319	6,055
1951	8,035	6,494	2,201	441.9	481.6	162.6	84.7	46.8	39.8	139.5	1,761	8,327
1952	7,114	6,941	2,808	790.6	477.1	233.3	131.4	60.4	45.1	46.7	147.5	6,563
1953	12,200	1,118	3,571	1,391	1,382	762.0	255.6	123.7	82.5	137.7	2,122	1,998
1954	10,780	4,255	3,301	3,540	435.8	223.4	122.7	75.0	79.7	100.7	1,088	2,767
1955	2,719	903.8	738.0	2,321	841.0	239.7	101.0	56.1	49.0	65.1	1,051	13,180
1956	10,390	7,181	2,256	504.6	363.5	174.8	84.2	52.6	42.5	445.1	283.2	228.2
1957	1,866	4,157	5,132	1,368	2,286	497.0	149.5	81.8	125.4	1,396	2,529	4,936
1958	6,552	15,580	3,995	5,668	442.3	204.7	111.1	58.7	48.5	40.9	202.6	498.1
1959	6,670	6,078	1,387	904.8	296.8	124.1	66.5	37.5	104.6	57.1	50.2	124.4
1960	1,291	8,780	4,828	1,376	1,744	640.5	177.9	80.5	52.0	64.4	1,156	4,178
1961	1,590	6,730	4,760	1,378	1,382	352.9	136.2	75.9	67.3	77.6	562.3	1,862
1962	1,690	5,694	3,151	699.5	330.2	123.9	67.2	65.8	48.0	3,332	1,572	3,805
1963	1,612	4,846	2,860	6,816	923.5	279.4	144.1	81.7	65.1	301.8	4,301	1,098
1964	5,998	1,151	1,209	522.9	261.1	150.7	81.5	51.7	33.7	54.7	1,456	17,260
1965	5,227	1,172	529.8	2,850	575.5	195.9	104.7	71.0	57.9	53.4	1,048	1,725
1966	9,261	2,894	3,458	1,018	328.4	149.8	79.2	44.4	53.6	35.1	1,719	4,569
1967	6,316	1,945	3,889	3,751	933.4	295.3	127.0	67.0	60.3	134.0	222.9	2,171
1968	4,611	4,833	2,498	645.1	268.6	144.8	66.8	85.4	57.3	131.5	682.1	8,913
1969	13,290	7,068	2,575	1,026	445.3	200.5	99.3	52.5	48.5	133.9	210.0	7,112
1970	17,530	3,354	1,801	457.8	224.8	121.2	68.5	39.7	38.9	105.9	4,653	9,417
1971	7,927	772.9	6,668	1,803	512.8	220.5	119.1	66.5	68.9	83.4	600.0	2,311
1972	4,658	5,660	3,473	1,612	456.3	209.1	102.7	65.8	90.5	147.8	1,177	4,512
1973	8,336	4,676	2,833	1,068	323.5	147.7	78.4	48.6	94.7	522.6	10,130	7,183
1974	11,800	3,355	8,580	4,566	430.1	268.1	130.5	60.7	47.8	70.2	186.8	1,183
1975	2,250	10,990	11,270	1,711	634.3	237.3	115.3	61.4	57.6	418.9	972.0	1,893
1976	799.6	4,453	2,639	1,606	351.8	173.1	85.4	79.7	46.4	43.4	103.5	74.6
1977	207.2	283.5	703.5	176.2	122.0	52.7	20.4	18.0	66.8	123.2	1,216	5,672
1978	9,163	5,063	3,737	2,538	702.2	246.6	114.1	62.8	121.6	60.9	92.8	120.0
1979	2,252	4,749	2,627	1,105	1,559	281.9	127.7	59.6	53.2	722.7	3,504	1,848
1980	7,177	6,229	3,872	1,642	494.5	224.9	112.2	51.9	44.3	63.2	104.8	1,620
1981	3,081	3,636	2,755	947.6	338.6	161.7	73.4	40.0	69.1	342.1	5,936	11,780
1982	4,020	6,313	3,994	8,425	587.4	221.6	114.8	58.2	58.8	284.5	3,378	10,230
1983	7,125	12,880	13,000	4,113	1,392	370.7	168.0	130.9	159.0	89.0	5,571	11,600
1984	1,750	3,294	2,854	1,573	756.4	282.0	119.5	63.6	43.2	154.7	7,635	2,325
1985	607.5	3,147	1,759	865.2	240.5	126.5	57.1	39.3	57.6	135.3	402.8	1,634
1986	4,167	16,640	5,249	609.3	484.7	174.6	85.0	51.9	221.2	191.7	206.2	855.3
1987	2,906	3,640	3,989	580.6	251.4	117.2	62.5	32.3	34.8	27.3	133.6	6,338
1988	5,018	810.1	303.5	225.8	218.7	273.4	62.8	31.5	30.0	34.7	3,159	1,649
1989	2,398	918.4	7,556	1,790	365.0	180.5	90.4	45.9	56.7	240.0	164.6	97.4

1990	3,364	2,613	1,655	384.3	2,370	1,388	209.6	96.8	81.8	71.1	105.5	138.7
1991	242.7	818.1	4,173	728.9	256.2	115.6	60.7	41.4	45.6	44.5	125.7	295.1
1992	905.3	3,753	2,137	1,063	309.8	124.9	80.6	33.1	30.9	79.0	283.5	3,87
1993	11,400	3,966	4,705	3,848	1,523	1,754	276.4	104.4	68.6	64.1	65.1	1,2
1994	2,034	3,252	767.5	478.5	381.2	147.9	58.8	26.0	31.0	24.9	442.0	1,276
1995	12,900	3,041	8,828	2,713	1,385	377.0	147.8	66.1	54.8	39.0	54.4	3,198
1996	7,218	5,408	3,375	1,925	1,402	459.3	144.2	61.8	63.7	69.5	783.9	10,240
1997	9,816	2,065	1,335	961.1	490.9	206.6	86.6	30.4	40.7	136.9	1,166	2,162
1998	10,890	10,580	5,418	2,072	777.2	503.4	169.3	68.4	43.2	56.4	1,843	2,708
1999	2,846	9,289	5,043	2,385	486.8	191.0	79.9	53.6	41.7	68.8	686.3	978.1
2000	4,399	6,725	2,399	742.0	423.7	161.2	73.1	38.0	32.7	97.8	153.1	393.4
2001	770.5	3,037	1,750	534.5	206.0	82.0	45.7	21.7	25.7	18.3	1,530	6,408
2002	5,233	2,980	1,820	645.8	286.8	131.8	56.3	27.8	19.9	17.3	283.0	10,190
2003	5,537	2,394	2,429	4,899	2,174	320.6	122.2	52.4	45.9	31.0	146.4	5,230
2004	4,186	7,399	1,523	727.4	327.4	125.9	53.9	29.6	28.8	167.9	98.4	2,491
2005	3,221	1,938	3,763	2,636	2,580	1,297	360.9	119.5	76.1	72.1	957.6	13,080
2006	7,994	4,748	7,010	4,572	629.1	233.1	86.2	39.2	37.5	30.9	345.5	2,825
2007	1,347	4,528	1,846	563.4	349.0	118.7	60.5	28.0	30.4	249.0	119.9	1,566
2008	5,134	4,518	922.0	439.7	220.6	94.8	39.4	19.3	13.5	44.4	257.6	1,186
2009	842.4	2,937	2,906	531.2	1,407	224.3	77.0	34.9	25.1	97.5	201.6	951.3
2010	5,599	3,026	2,835	3,941	1,336	816.6	201.7	80.1	50.8	618.8	1,161	5,2
2011	1,756	2,625	8,278	1,547	510.4	342.8	148.7	60.9	39.5	161.5	246.1	124.8
2012	2,444	1,003	5,726	3,396	531.1	203.4	87.9	39.9	27.5	36.2	858.9	7,744
2013	1,073	444.6	958.0	994.0	236.8	122.5	54.4	21.7	28.0	62.9	74.2	58.7
2014	53.2	1,373	3,891	1,468	223.9	84.0	36.1	14.3	18.8	129.8	668.3	5,445
2015	1,028	4,541	546.9	374.6	139.8	58.3	27.0	17.3	22.8	23.9		
Mean of monthly Discharge	5,000	4,530	3,520	1,830	706	301	110	57	55	230	1,270	4,060

** No Incomplete data have been used for statistical calculation

Title: Surface Water data for USA: USGS Surface-Water Monthly Statistics

LETTER C18
John LaBoyteaux

C18-1 The comment states that the project site contains "100 contiguous acres of prime farmland" and that the EIR should distinguish between this farmland and other areas of the site that have prime farmland but would be suitable for recreational uses, such as forested areas and the Tooby Memorial Park. The DEIR identifies agricultural land on the project site (see DEIR pages 4.2-1 through 4.2-3 and Figures 4.2-1 and 4.2-2) and evaluates the project's impacts on farmland in accordance with CEQA. The CEQA significance criteria indicate that a project would have a significant impact if it would convert farmland to non-agricultural use or conflict with existing zoning for agricultural use (see DEIR, page 4.2-9). The DEIR evaluates the project's impacts based on these criteria. The DEIR does not address suitability of the various areas of the site for recreational uses vs. agriculture, as these issues are outside the purview of CEQA. The County may wish to consider these issues in its review of the project, however. Please note that the DEIR includes an alternative to the project (Alternative 2: Reduced Public Facility Acreage Alternative) that would reduce the amount of land to be rezoned from Agricultural Exclusive (AE) to Public Facility (PF), thereby preserving more agricultural land on the site.

The comment includes "Attachment #1," which addresses agricultural soil on the project site. This attachment states that "the Prime Farmland and/or Farmland of Statewide Importance on the site should be compared with the acreage of those same soils within the planning area or Southern Humboldt Area." While this type of comparison is not required by CEQA, the DEIR (page 4.2-1) does discuss the total agricultural acreage in Humboldt County as a whole and in Garberville/Redway/Alderpoint/Benbow Community Planning Area of southern Humboldt County in which the project site is located. The DEIR (page 4.2-12) also compares the amount of farmland that would be converted by the project to these countywide and Community Planning Area acreages.

Attachment #1 also states that the Land Evaluation and Site Assessment (LESA) model and the prime farmland irrigation requirement are wrongly applied in Humboldt County and describes why the low LESA score for the project site demonstrates this problem. This portion of Attachment #1 also refers to a June 10, 2016 letter and supporting documents from Food, Fiber and Flowers as being "attached by reference"; the Food, Fiber and Flowers material, which was addressed to the Humboldt County Board of Supervisors and received by the County separately from the comments on the DEIR, also indicates that the LESA model and the prime farmland irrigation requirement should not be considered for planning purposes in Humboldt County. The commenter's concerns about use of the LESA model are a countywide issue and are beyond the scope of this EIR, especially since the CEQA Guidelines (Appendix G, Environmental Checklist Form, Item II, Agriculture and Forestry Resources) state that lead agencies may refer to the LESA model in assessing impacts on agriculture and farmland. Moreover, while the DEIR (page 4.2-11) discusses the LESA results, it does not rely solely on these results for identifying the project's impact on farmland. In fact, the DEIR concludes that the project would have a significant impact on farmland even though, according to the LESA model, the proposed conversion of the site to non-agricultural uses would not be considered significant. The DEIR also includes non-irrigated farmland (not just irrigated farmland) in its assessment of project impacts on farmland. (See DEIR, Impact AGFR-1, pages 4.2-10 through 4.2-13.)

Attachment #1 also questions the statement in the DEIR (page 4.2-3) that "approximately 8.5 acres are 'prime agricultural land' based on Section 51201(c)(5) of the Government Code (i.e., the approximate acreage being used for hay production with annual gross greater than $200 per acre for 3 of the previous 5 years at the time this analysis was prepared)." Attachment #1 states that this acreage estimate "appears incorrect" and that "application of the Storie Index, USDA Capability Classifications, and production factors would identify a much greater area." The comment does not provide any evidence to support this statement, however. In any case, as noted by the comment, the DEIR does not rely on this acreage total as the basis for identifying project impacts.

The comment also includes "Attachment #2," which provides an alternate plan for a community park on the project site. The alternative proposed by the commenter would relocate the events from Area 4 to Area 1 (Tooby Memorial Park), Area 5 (Sports Area), and Area 7 (Forest Preserve). A small part of Area 4 would continue to hold events at the Wedding Grove. This could potentially reduce the agricultural impacts compared to the proposed project, but not to less than significant levels because the Sports Area would still be developed, which would involve a conversion of 16 acres of farmland. The alternative proposed by the commenter would likely increase noise impacts and light and glare because the events would be located closer to neighboring populated areas that under the proposed project. It would also likely increase traffic impacts because none of the parking for the events would be locate on-site, so more people would be walking to the park along the roads, creating more traffic safety hazards. Thus the alternative proposed by the commenter substitutes reduced agricultural impacts for increases in other types of impacts. This part of the comment provides an opinion about the project rather than the DEIR and does not address specific impacts or mitigation measures in the DEIR. The County may wish to consider this alternate plan as part of its review of the project, however.

C18-2 As stated in CEQA Guidelines Section 15126.6, "An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." As shown in Chapter 5 of the DEIR, a total of three alternatives were evaluated and these were considered adequate to meet the intent of the CEQA. There can always be additional alternatives, but CEQA does not require an exhaustive set of alternatives to be evaluated. Please see the response to Comment C14-1, which addresses how various project elements were selected based on community input.

C18-3 This comment expresses an opinion that some aspects of the project in Area 2 are unnecessary, and should be deleted to reduce the project's impacts on agricultural use. The DEIR describes the project's impact on agricultural uses as described in response to Comment B2-1. Page 3-18 of the DEIR states that all of the existing agricultural uses in Area 2 will continue with this project, so there are no significant impacts on agricultural uses in that area.

C18-4 Most of this comment recommends changes to the project and does not specifically address the EIR. This comment is essentially further explaining the commenter's proposed alternative as described in Comment C18-1. See also the response to Comment C18-2, which explains the DEIR's approach to analyzing alternatives to the project.

A significant amount of thought and planning went into the selection of the site areas best suited for the public events. On page 4.16-19 of the DEIR, the statement about the potential for additional parking was made to show that a conservative assumption of 700 on-site spaces was used for the

analysis. The applicant is not proposing to put more parking within open space areas of the site. The parking area referenced on DEIR page 4.16-19 is within a hayfield rather than undisturbed open space on the site.

There are six events per year that would require temporary use of that area. Events requiring parking in this area would be scheduled after the hay has been harvested and out of the field. This is also done in other areas in Humboldt County including the Humboldt County Fairgrounds, which uses agricultural land for parking during the County Fair after harvesting hay.

The comment about using the Kimtu entrance to the athletic complex is not practical, as this would require an entire redesign of the project. The comment is not clear about where the "traffic way across the middle of productive area" is, but this response assumes that this comment is referring to the use of the existing Main Entrance of the park/farm for public entry. This is currently one of two main access points to the community park. As a community-driven project with multiple farmers and farm volunteers, the project is very different from a farming operation with a single farmer. The project design is intended to encourage and expose community members to farming and agricultural operations on a daily basis, with associated positive benefits to the park visitors.

In terms of leach fields, there have not been any difficulties with percolation of the existing septic systems at the Park Headquarters. One septic system and leach lines were upgraded in 2012 and passed health inspection. All future septic systems would be required to meet health standards.

As related to the comments on the hay barn, the Southern Humboldt Community Park *Cultural Resources Management Plan* prepared by Roscoe and Associates (referenced in Section 4.5, Cultural Resources, of the DEIR) identifies a pre1920s mortise and tenon peg barn that blew down in the 1990s. The report also identifies the existing barn as of modern construction. There was a mortise and tenon peg barn on the property that blew down in recent years. That would have been an historic barn. The present barn is of modern construction. The existing barn would be brought up to fire safe and earthquake standards before being used for community events.

C18-5 The commenter provides background information about non-potable irrigation water. The commenter incorrectly states that restrictions on the existing water sources make it impossible to irrigate the ballfields or agricultural fields Appendix G of the DEIR (Water Supply Data) shows there is sufficient water from existing sources on the site to irrigate the ballfields and agricultural fields. The commenter states that "Flush toilets are called into question during larger events." It is not clear what question is being raised in this comment. The DEIR describes in Appendix E (Plan of Operation) that portable toilets will be used for large events to supplement the restroom facilities on site. In the attachment to his letter, the commenter incorrectly references conditions in the Lake and Streambed Alteration Agreement (LSAA) applying to the diversion from the Eel River. The existing Department of Fish and Wildlife LSAA only applies to the unnamed spring. The commenter questions the project's proposed river level triggers for cessation of irrigation. The project applicant is a supporter of watershed health and recognizes the need to be a partner in managing water resources. Thus, triggers were estimated that can be refined later for protection of the river and protection of other users in the watershed.

The commenter correctly notes the estimated flows from the potable well water sources.

The commenter questions the development of new leach fields in the area. Although the septic tank/leach field system is often the easiest and most cost-effective system to implement, approved alternative technologies include mounds, sand filters, recirculation textile, and other media filters as well as constructed wetlands, which are discussed in the DEIR. The new system would be permitted by the County, which would review the proposed system for compliance with County standards, as discussed in Mitigation Measure HYDRO-2.

The commenter presents an alternate water demand analysis. The water supply analysis included in the DEIR accounts for local climatic conditions. The commenter suggests a method of measuring flow at the point of diversion be developed. The Sylvandale USGS Gauge (#11476500) is the gauge that is used by both the Garberville Sanitary District and Redway Community Services District and is appropriate for the project. It presented a reliable measurement for use in project water supply planning.

C18-6 The commenter does not explain where the statement about the Hospice event was made or how it relates to the analysis in the DEIR. Therefore, no further response is possible.

C18-7 The commenter is correct in that all or nearly all of the project-generated traffic would pass through Garberville in one direction or the other; the impacts of these added trips were evaluated and determined to be less than significant upon implementation of specific mitigation measures limiting operation. See also the response to Comment C6-17.

C18-8 A Mitigated Negative Declaration was determined not to be the appropriate CEQA document for this project given its complexity and potential impacts. The issue of a “fair argument” could possibly have been used to make a Mitigated Negative Declaration invalid.

From:	Margaret Lewis
To:	Planning Clerk
Subject:	Southern Humboldt Community Park rezoning
Date:	Friday, June 24, 2016 1:25:40 PM

June 24, 2016

Greetings

I am writing in response to the call for public comment regarding the Southern Humboldt Community Park request for a change in zoning eighty-seven acres of the park to recreational use.

I am a resident of Garberville, a patron of the Garberville Sanitary District (GSD), and a neighbor of the park. I have lived here ten years and was here when our neighborhood water system was integrated into the Garberville Services District. **C19-1**

My main concern, of course, is increased water use for the park. During the hookup of the Kimtu system into GSD, it was brought out that there is a moratorium on new hookups for the Eel River. I think that also means significantly increased use by existing draws. Irrigating a soccer field, even with the caveat stated in the recommendation by the GSD, seems excessive. The fact that the measure for the river level to determine the flow is more than six miles away and that there are four additional tributaries that flow into the Eel between Garberville and the monitor point could give an inaccurate reading.

Another concern is additional agriculture use. The park has added thirty head of cattle and a fifteen acre vineyard without any public notification, comment or input. In fact, there has not been a public meeting of the park's Board of Directors for five years. This is disturbing to me. **C19-2**

The proposed events, one large and five medium per year also concern me. As a neighbor, and one who uses the road on a daily basis, I have seen the congestion caused by a relatively small event, the annual Easter egg hunt. With cars parked along both sides of Kimtu road, traffic slowdown, and pedestrians crossing both Kimtu and Sprowel Creek roads in a random manner, I can only see compounded safety hazards. There is also an emergency access factor. In the case of fire or medical emergency, access could be greatly impaired. **C19-3**

I would like to see the zoning remain the same. The park is used and enjoyed by many as it is. The farm is productive. I understand the need for sports activities for our youth, but I think there may be a better solution than degrading our fragile river ecology even further than it is. C19-4

Margaret Lewis

23 Alice Ave.

Garberville, Ca. 95542

707-923-4346

LETTER C19
Margaret Lewis

C19-1 The water supply and demand analysis included in the DEIR showed that the project could be served by water within the project applicant's existing water rights. The project also includes water conservation practices as part of the project objectives. Mitigation Measure BIO-5 in the DEIR includes multiple conservation measures that would reduce the project's impact on water supplies in the South Fork Eel River.

The commenter is correct that the Sylvandale USGS Gauge #11476500 is downstream of the project's South Fork Eel River diversion point. The commenter is correct that there are several small tributaries that enter the river between the withdrawal point and the gaging station. There are also several points of diversions between the project's diversion point and the gaging station, which means the flow at Sylvandale incorporates the conservative assumption that the other users in the reach have withdrawn their allocations. The use of USGS gaging data provides a reliable, unbiased measurement of flow in the river and is thus the best measure for use in determining flow conditions appropriate at the project's point of diversion.

C19-2 This comment raises concerns about additional agricultural use on the site. The comment raises concerns about the project and existing park operations, and does not address environmental impacts or mitigation measures in the DEIR.

C19-3 Potential impacts associated with parking and pedestrian activity are addressed in the DEIR traffic analysis (Section 4.16, Transportation/Traffic, of the DEIR). Parking for all but the largest events is to be contained on-site pursuant to the project's operational guide, and Mitigation Measure TRAFFIC-4a specifically addresses pedestrian safety. See also the response to Comment C6-17.

C19-4 This comment expresses an opinion about the proposed rezoning of the site, but does not specifically address the DEIR analysis or the adequacy of impacts and mitigation measures.

LETTER C20

From: Ike Lassic
To: Planning Clerk
Subject: E.I.R. Southern Humboldt Community Park -- official response
Date: Sunday, June 26, 2016 11:07:34 AM

To the Members of the Planning Commission,,

I urge you to approve the Environmental Impact Report prepared for the Southern Humboldt Community Park, and allow this visionary project to proceed.

I have used and benefited from the Park's resources and events since its inception, over a decade and a half ago; and I have seen up close the Park Board's evident concern for this wonderful piece of land and its potential for our community. Their sensitivity, seriousness, and patience in issues environmental, agricultural, and social have been continuously apparent. They have sponsored years of local input opportunities into the Park plans, indicating support and approval by the vast majority of Southern Humboldt residents.

C20-1

The immense delays and expenses incurred due to a couple of obsessive malcontents have thwarted the will of an entire community: to have this beautiful and accessible local park open to our full use, and that of our kids and grandkids. Much energy and money have been spent which could have gone into developing the Park's infrastructure. It is time to move on with the blossoming of this valuable asset!

This is truly a project that will enhance life for all of this community, into the generations to come. Please give it a resounding Yes vote.

Sincerely, Jared Rossman
Redway
923-2879

LETTER C20
Jared Rossman

C20-1 This comment expresses a desire for approval of the project as proposed and approval of the Environmental Impact Report. No further response is needed.

June 22, 2016

Michael Richardson, Senior Planner
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Dear Mr. Richardson,

The proposed projects as articulated in the Draft EIR for the Southern Humboldt Community Park are huge and have the potential for serious environmental degradation that will extend well beyond the immediate environs and well into the future. It is a proposal high on steroids that is oversized for the modest rural neighborhood in which it is situated.

Two glaring issues deliver a one two punch: water and traffic. They cannot be mitigated in the in actual world. The South Fork Eel is by federal designation a Wild and Scenic River worthy of protection to insure its health for the myriad of all living beings who depend on its water. The SF Eel has been over allocated for years, long before SHCP came into being. In late spring, over summer and into early autumn, this struggle becomes clear when water usage peaks, the river flow dwindles and the algae grows densely. This year the algae was visible in May. Under law, riparian rights cannot be exercised if they harm downstream users. As noted in Appendix A of the Notice of Preparation Comments by California Department of Fish and Game, Northern Region, dated October 21, 2010, "Pursuant to the Clean Water Act section 303(d), the North Coast Regional Water Quality Control Board has identified the South Fork Eel River as impaired due to elevated levels of sedimentation/siltation and temperature. Additionally, the South Fork Eel had extreme low-flows in 2008 and 2009. The U.S. Geologic Survey gauge at Miranda shows that for the 69-year period of record, the mean discharge in September is 53 cubic feet per-second (cfs). The discharge in September 2009 was around 20 cfs. The record low discharge was in September 2008 at 13 cfs, a quarter of the mean discharge for the period of record. Low instream flow leads to increased water temperature, disconnected pools, and degraded salmonid rearing habitat.

C21-1

And then there is the drought, the continuing extreme weather patterns, marijuana grows and climate change. Several years ago when Redway Community Services District had to require mandatory conservation for all its ratepayers, the first casualty was the soccer field at Redway School which could not survive with less water. Like other special districts, Redway CSD's first responsibility is to provide water for health and safety, fire flow and sanitation for its customers; the District is

SUTTON
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not permitted to give preferential treatment to one particular ratepayer. C21-1

Traffic concerns: the 2010 letter from Garberville CHP Commander, Lt. Adam Jager responding to your Notice of Preparation, says it all. From my experiences with family and friends over the years, Sprowel Creek Road is like many other roads in this area: old, narrow, with various hazards and not kind to walkers and bicyclists. C21-2

I make these comments as a Redway resident who lives near the South Fork Eel and enjoys the the natural world with modest activities that do not require an amendment to the General Plan. To me this is the highest form of recreating and I know it is shared by many who live here and who come to visit. For the past eight years, I've served on the Board of Directors for Redway Community Services District and currently serve on the Conservation Committee. Drawing on my experience while on this Board has led me to a better understanding of the critical water needs of this area which are far different from northern Humboldt.

It is unfortunate that this Draft EIR for the SHCP was not made available to Redway CSD in a timely manner. Nor did the SHCP Board make any contact with Redway CSD Board until June 15, 2016, when they made an unexpected visit to the regular meeting of the RCSD Board on that date. John Rogers, General Manager for RCSD, does have a conflict of interest in this matter of SHCP because he is married to the executive director of the park. I would have appreciated being able to read more of the Draft EIR but wading through 850 pages plus an additional 500 or so pages of the appendices on a CD is not doable in two weeks. Perhaps, the SHCP did not want local residents to read this document, after all they've not held public meetings in 10 years. C21-3

The Draft EIR while interesting is not easy reading for a variety of reasons. It does not seem to reconcile older information with newer info. It needs to answer the comments generated in 2010. Virginia Graziani's comments of Oct. 27, 2010, ninepages, has a lot of information and observations that need to be addressed. The memorandum by Brad Job, Jan. 12, 2016, sounds thoughtful when he talks about the "anthropogenic changes that have occurred in the Eel River watershed over the last 150 years...." however, when he is making recommendations and "adaptive management strategies," the timeframe for achieving positive results is not clear. Also, there is incorrect information in this document: on page 2 it says the Garberville Sanitary District (GSD) serves about "180 connections". According to Ralph Emerson,General Manager for GSD there are over 400 connections for water services. On page 3, Mr. Job summarizes info for Redway CSD, saying there are two water sources: "SF Eel River and an unnamed spring." Redway CSD has not used the spring since 2008.

SUTTON
PAGE 2 OF 4

Water is finite and life sustaining. Please value it as the precious resource it is and work for equality and fairness in usage for all residents in Southern Humboldt. C21-3

Sincerely,

Linda Sutton

Linda Sutton
PO Box 631
Redway, CA 95560

P.S. PLEASE SEE COPY OF CHP COMMANDER, LT. ADAM JAGER'S LETTER ATTACHED

Subject: Southern Humboldt Community Park Plans for Concerts & FestivalVenue

Michael,

Sgt Martin Abshire will be attending this Scoping meeting as I can not make it. This is my response to your Notice of Preparation which I received on September 2, 2010.

I have reviewed the Southern Humboldt Community Park Plan of Operation document. The CHP does not support the size of the proposed events being held in this location. In my opinion, Sprowel Creek Road leading down to the park is narrow and in its current condition, is not adequate to allow for the increased traffic flow these proposed events would bring. In addition, I see some real public safety issues with vehicles exiting US 101 S/B and N/B. On the S/B US 101 Sprowel Creek exit, event traffic would have the potential to back up onto US 101 causing a hazard. On the N/B US 101 Redwood Drive exit, traffic has the potential to back up as well. The Plan does not address the other US 101 exits, N/B and S/B or signs and traffic control on US 101. Garberville traffic is already congested on Redwood Drive with businesses, especially during the summer months. If event traffic is added, there could be real problems as vehicles travel S/B and N/B on Redwood Drive and have to stop at Sprowel Creek Road and make a right/left turn onto Sprowel Creek Road. This intersection is especially congested with businesses on each corner.

The alternate emergency route of using Old Briceland Road to Briceland would not be in the best interest of public safety due to being narrow and curved. Allowing these types of events is going to increase traffic flow on these roads even when there is not an emergency, as there will be a certain percentage that will want to avoid the congestion in Garberville and the possibility of having law enforcement encounters.

The Plan of Operation does not adequately address traffic concerns in the town of Garberville, the lack of parking in Garberville and/or Redway, traffic on US 101, the amount of traffic proposed traversing down Sprowel Creek Road to the park, and the public safety issues of event goers leaving the park at night and traversing these roads, especially if alcohol is being served to event goers.

If the re-zoning of this area is allowed, the Garberville CHP Area would be taxed with traffic control at Redwood Drive and Sprowel Creek Road intersection, US 101 S/B exits at Spowel Creek and Redwood Drive, both US 101 N/B exits, on Sprowel Creek Road to enforce no pedestrians, bicyclists and equestrians who normally have the right to traverse Sprowel Creek Road, the intersection of the park entrance and extra patrol in the area due the increased traffic flow and potential of under the influence drivers. In addition, the CHP would be called upon to migrate concerns of property owners who can not access their property, illegal parking, illegal camping, and provide assistance to the HCSO and local/state fire agencies.

Thank you

Lt. Adam Jager
Garberville CHP Commander

DRAFT EIR SHC1
COMMENTS - SUPPL
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LETTER C21
Linda Sutton

C21-1 See the responses to Comments C6-2 and C6-4. A detailed assessment of the project contribution to a cumulative reduction in the surface water flows to the South Fork Eel River is provided on pages 4.4-38 through 4.4-42 of the DEIR, under Impact BIO-5. The *Independent Review of Southern Humboldt Community Park Water Supply and Demand Analysis and Potential Impacts on Surface Water and Aquatic Habitat* (WSDAPISWAH) provides an assessment of the potential impacts of the project on aquatic habitat and a determination on the effects of the anticipated demand on surface water flows, including the South Fork Eel River. Project implementation is not expected to result in any adverse impacts on existing aquatic habitat conditions along the on-site ephemeral streams. In addition, no significant adverse impacts on surface water flows or aquatic habitat in the South Fork Eel River are anticipated for the project itself.

However, the project would contribute to a cumulative reduction in the surface water flows to the South Fork Eel River, including during the dry summer months when conditions become critical. As acknowledged in the WSDAPISWAH, the low-flow conditions that have existed for the past several summers are a limiting factor for survival of juvenile Coho and Chinook salmon, steelhead trout, and other aquatic species. During drought conditions, any reduction in flow could exacerbate the undesirable conditions of high water temperatures, low dissolved oxygen levels, and elevated nutrient concentrations, and could contribute to the creation of conditions that could be lethal for salmonids and other aquatic life. Because of these extreme low flows in the South Fork Eel River during current drought conditions, any further reduction in surface flows, including the relatively small diversion volume associated with the proposed project, could be cumulatively considerable and result in a significant cumulative impact on aquatic life.

The WSDAPISWAH included detailed recommendations to address the perception of using water to irrigate future playfields on the site, based on the principles of good environmental stewardship and water conservation, and to recognize that water use in the park must be adjusted based on the availability of water necessary to support the conservation values of the South Fork Eel River. These consist of 1) general recommendations for design and operation of the park, 2) adaptive management practices during times of water scarcity, and 3) controls on water availability through increased water storage capacity and restrictions on flow diversions from the South Fork Eel River during the dry season. A reading of 30 cfs at the USGS stream gauge at Sylvandale is identified as a specific proposed flow threshold whereby diversion of water from the river for irrigation of sports fields would stop. Collectively, implementation of these recommendations from the WSDAPISWAH, as called for in Mitigation Measure BIO-5, would serve to fully mitigate any project contribution to the potentially significant cumulative impact on aquatic life in the South Fork Eel River.

C21-2 This comment expresses an opinion about the project rather than the DEIR, and a concern about increased traffic. It does not address any shortcoming in the DEIR impact analysis or warrant any change to the DEIR text. See also the response to Comment C6-17.

C21-3 The project site is not within the boundaries of the Redway Community Services District, although it is upstream from their water supply intake. The DEIR was provided to the Redway Community Services District several weeks prior to the close of the comment period. In their response to the

DEIR, the RCSD stated they reviewed the document at a public hearing, and did not request more time to provide comments. Refer to the response to Comment C14-1 in regard to public community input on the project. The 2010 letter referenced by the commenter identified items that should be addressed in the DEIR. That letter is included in Appendix A of the DEIR. The DEIR includes discussion of all the items raised in that letter.

The commenter states that the number of water connections served by the Garberville Sanitary District is about 400 connections, not 180 connections as stated in the DEIR, and contrary to what is stated in the DEIR, the Redway CSD has not used its spring as a water source since 2008.

These figures appear in a memorandum from Pacific Watershed Associates dated January 12, 2016 in an appendix to the DEIR titled, "Independent Review of Southern Humboldt Community Park Water Supply and Demand Analysis, and Potential Impacts on Surface Water and Aquatic Habitat". The figures do not appear in the text of the DEIR, and are not used in the DEIR as a basis for its analysis or mitigation. The comments do not address any shortcoming in the DEIR impact analysis or warrant any change to the DEIR text. Therefore, no further response is required under CEQA.

Chapter III
DEIR TEXT CHANGES

♦ ♦ ♦

Page 4.2-13 is revised as follows:

Mitigation Measure AGFR-1: The 4-acre temporary parking zone in Area 3 shall be not be used for parking until after the hay crop is harvested. The project applicant shall remove all trash and debris from fields used for parking and return the field to productive use for the next season.

To protect the continued agricultural use of Area 3, the applicant shall record a deed restriction on the Area 3 part of the property that would convey to the County the development rights for any development other than the existing uses. This restriction shall preclude any improvements in the area except those for agricultural purposes, such as greenhouses and barns. The restriction would allow the use of the area for parking for temporary events, and the use of ranch roads for moving people and equipment associated with those events, because no new development would be needed for these temporary uses. The deed restriction may include a clause releasing the restriction at the time the zoning and general plan are changed to limit the use of the property to agricultural uses.

No additional mitigation is available for the loss of farmland. Two additional mitigation options—purchase of conservation easements on agricultural land and payment of fees to fund agricultural land preservation—have been found to be infeasible. The first option, purchase of conservation easements, appears to be economically infeasible for the project. According to the project applicant, purchase of an off-site easement would be economically infeasible because the applicant would not be able to afford the purchase cost. The applicant has investigated the possibility of establishing an on-site easement, but found that the property was not large enough to interest agricultural conservation groups and that the costs of an on-site easement (e.g., creating an endowment to fund the easement upfront, paying annual monitoring and reporting fees) would be too high for the applicant alone to afford. The second option, payment of mitigation fees, also appears to be infeasible, as the County does not have a mechanism for collecting and administering such fees.

Therefore, while ~~T~~this mitigation measure would help reduce the farmland conversion impact, ~~but~~ the project would still result in a net loss of farmland. The impact would therefore be significant and unavoidable. (SU)

Page 4.4-30 and 4.4-31, is revised as follows:

In addition to the relatively short-term construction-generated disturbance, vegetation management activities associated with fire fuel reduction could result in inadvertent loss or disturbance to nests in active use. Fire fuel management activities would typically occur in the spring and summer months when bird breeding and nesting occurs. Ideally, construction and vegetation removal for fire fuel management activities would be initiated during the non-nesting season (September 1 to February 14) to avoid the potential for disturbance to bird nests in active use. However, conduct of preconstruction surveys and implementation of appropriate avoidance measures would serve to ensure nests in active use during the breeding and nesting season are adequately avoided in compliance with the MBTA and CDFW Code. Birds typically acclimate to on-going vegetation

management practices associated with farming and property maintenance, such as mowing for trail clearance, on-going maintenance of specific use areas, and set-up for special events that occur in designated areas,~~.~~ and no special avoidance measures are considered necessary for these activities.

Most birds, whether resident or migrants returning to nest in the same vicinity, do in fact acclimate to routine, on-going disturbance, including agricultural practices. While preconstruction surveys do not appear warranted in areas undergoing on-going agricultural activities, there are conservation practices that could be used to further minimize the risk of inadvertent loss of bird nests and grassland nesting habitat. These have been developed primarily for hayfields and other grasslands in the northeast United States by Massachusetts Audubon Society and other organizations. These conservation practices are applicable to management of the hayfields and pasturelands on the site as well, and have been incorporated into Mitigation Measure BIO-1b below.

The following mitigation measures have ~~has~~ been recommended to recognize the potential for birds nesting on the site and to provide adequate avoidance for both construction and on-going management activities that could result in inadvertent take of nests in active use.

Mitigation Measure BIO-1a: Major construction activities and vegetation management for fire fuel reduction shall be performed in compliance with the Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish and Wildlife Code to avoid loss of bird nests in active use. This shall be accomplished by preferably scheduling vegetation removal for fire fuel management and major construction activities outside of the bird nesting season (which occurs from February 15 to August 31) to avoid possible impacts on nesting birds if new nests are established in the future.

Alternatively, if these activities cannot be restricted to the non-nesting season (September 1 to February 14), a pre-construction nesting survey shall be conducted depending on the proposed activity as defined below. The pre-construction nesting survey(s) shall include the following:

- *A qualified biologist (Biologist) shall conduct a pre-construction nesting bird (both passerine and raptor) survey within 7 ~~14~~ days prior to major construction and fire fuel management activities. Construction activities requiring pre-construction surveys include: sports field improvements in the Sports Area; Environmental Camp and concession stand in the Commons Area; the new restroom, new parking, and roadway improvements in the Park Headquarters Area; and traffic circle and replacement restroom in Tooby Memorial Park. Major tree limbing and brush thinning for fire fuel management shall also require a pre-construction nesting survey when performed during the nesting season. Birds typically acclimate to on-going vegetation management practices associated with farming and property maintenance, such as hay crop harvest, field tilling, and mowing for trail clearance, special event area maintenance and other property maintenance, and no preconstruction surveys or special avoidance measures are typically considered necessary for these activities.*
- *If no nesting birds are observed, no further action is required and scheduled activities shall be initiated within 7 ~~14~~ days of the survey to prevent take of individual birds that could begin nesting after the survey.*
- *Another nest survey shall be conducted if more than 7 ~~14~~ days elapse between the initial nest search and the beginning of the scheduled major construction activities or fire fuel*

management activity during the nesting season. Follow-up nest surveys are not required for on-going maintenance activities and events because birds typically acclimate to these activities or would avoid nesting in the vicinity if sensitive to the associated noise, increase in human activity and other disturbance levels.

- *…*
- *A survey report of findings verifying that any young have fledged shall be submitted by the Biologist for review and approval by the County prior to initiation of major construction activities and major fire fuel vegetation management within the buffer zone. Following written approval by the County, restricted activities within the nest-buffer zone may proceed. ~~(LTS)~~*

Mitigation Measure BIO-1b: Agricultural practices shall be performed in a manner that ensures compliance with the Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish and Wildlife Code to avoid loss of bird nests in active use. This shall be accomplished through implementation of the following measures on all the hayfields and pasturelands at the project site each year beginning January 1 of the year after the project becomes effective to ensure avoidance of bird nests in active use:

- *If possible, defer agricultural mowing practices until near the end of the grassland bird breeding season (i.e., after July 15) on fields not used for intensive hay production. This includes areas such as fallow fields, edge habitats, marginal farmlands and weedy areas.*
- *Use flushing bars on haying equipment to alter and flush birds hiding in grass in advance of mowing equipment.*
- *Avoid nighttime mowing to reduce the risks of injure to roosting birds.*
- *Raise mower blades to 6 inches or more to minimize the potential for crushing ground nests and young.*
- *Train equipment operators to be alert for nesting birds during mowing and other operations. Avoiding locations where birds are frequently seen and leaving small patches of unmowed field can easily protect possible nest locations that are otherwise difficult to detect in dense cover.*
- *Mow hayfields "from the inside out" rather from the perimeter towards the center, which forces birds into a continuously smaller space as they try to avoid the harvester. Gradually working toward the field edges allows birds and other animals a greater opportunity to flush outward towards surrounding cover.*
- *Use staff and volunteers from local bird clubs or conservation organizations to assist in determining where and what birds may be nesting in hayfields prior to mowing. Careful observations can determine the approximate nest locations prior to intensive mowing and hay harvest, and when birds have successfully raised their young.*
- *Consider limitations on grazing intensity where grassland nesting birds may be present.*

Prior to construction of the ballfields, in consultation with CDFW, prepare an Adaptive Management Plan for Protection of Nesting Bird Habitat (AMPPNBH), focusing on management practices of the hayfields and pasturelands on the site. The AMPPNBH shall be prepared by a qualified biologist with experience in conservation and agricultural management practices, and

shall be completed prior to construction of any playing fields or other conversion of grassland habitat on the site. The AMPPNBH shall incorporate the above components as a long-term program for hayfield and pasture management that considers the possible disruptions that mowing, plowing, seeding, and rotation may have on grassland nesting bird species. As birds are typically faithful to nesting locations, altering management practices during the bird nesting season could have adverse consequences on nesting habitat suitability. The AMPPNBH shall be submitted to the Planning and Building Department and will be subject to the review and approval of the Planning Director in consultation with CDFW prior to authorizing any ground disturbance associated with the ballfields. (LTS)

Page 4.4-34, Mitigation Measure BIO-2a, is revised as follows:

Mitigation Measure BIO-2a: …

- *Provide over-story plantings along the western-most stream to the satisfaction of CDFW.*

Page 4.4-37, Mitigation Measure BIO-4, is revised as follows:

Mitigation Measure BIO-4: Implementation of Mitigation Measures BIO-~~3a~~2a and BIO-~~3b~~2b would ensure adequate mitigation is provided for the direct loss of jurisdictional waters on the site…

Page 4.4-41, Mitigation Measure BIO-5, is revised as follows:

Future Water Storage and Restrictions on Flow Diversions

The Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife (CDFW) allows up to 2,000 gallons per day or 10 percent of the streamflow to be diverted from the spring currently used by the applicant between November 1 and July 1 of each year. The other diversion serving the site is from an infiltration gallery in the South Fork Eel River that is allowed to operate at a maximum diversion rate of 0.24 cfs. Use of the infiltration gallery currently does not have a specified period of diversion in the LSAA.

The following measures are recommended to improve future water storage and ensure adequate restrictions on in-channel diversions that could otherwise result in a cumulatively significant contribution to adverse effects on the aquatic habitat of the South Fork Eel River during the dry season:…

- *Diversion from the South Fork Eel River infiltration gallery shall cease when the flow at Sylvandale (USGS Gauge #11476500) is nominally less than 30 cfs~~, contingent on calculation of a more robust metric~~.*
- *SHCP staff will track streamflow at Sylvandale (USGS Gauge #11476500), available from USGS website) between July 1st and October 31st. If streamflow drops below 40 cfs, streamflow data will be checked daily before diverting water from the South Fork Eel River infiltration gallery for sports field irrigation. No diversion from the South Fork Eel River infiltration gallery will occur when the collected streamflow data shows the flow at Sylvandale (USGS Gauge #11476500) is less than 30 cfs.*
- *….*

- *The applicant shall ~~seek~~ secure other funding to install additional water storage tanks and other on-site facilities to improve availability during the dry season. The additional water storage capacity can be defined as part of the Adaptive Management Plan, and preferably implemented in conjunction with construction of the future sports fields. Depending on the location selected for these tanks and other storage facilities, additional environmental review may be required. Any necessary environmental review shall be conducted before the facilities are installed.*

The combination of the measures above would reduce the project's contribution to the cumulative impact to less than significant. (LTS)

Page 4.8-2, bottom of page, is revised as follows:

The Humboldt County Division of Environmental Health (HCDEH) is currently in the process of formally closing the former UST registered to the farm at the project site. On August 8, 2016, Norm Crawford, Hazardous Materials Specialist with the HCDEH, visited the farm to attempt to identify the former UST location. Aerial photographs, anecdotal information and the site itself were examined. No vent or fill tube piping or other evidence of a UST was identified at the farm, though the location of a former oil shed was determined to be the most likely former UST location. The HCDEH was present on the site and supervised soil testing in that location. No contaminants were identified in the testing and the UST site is formally closed. Therefore, no additional investigation or remediation is necessary.

Page 4.17-11, Mitigation Measure UTIL-2, is revised as follows:

Mitigation Measure UTIL-2: The applicant shall submit a plan for the management of solid waste and recycling for events that would attract 500 or more attendees. Prior to events attracting 500 or more attendees, the applicant shall manage solid waste and recyclables a manner consistent with the approved plan.-The plan shall be subject to approval by the Humboldt County Division of Environmental Health. Prior to events attracting 500 or more attendees, the applicant shall manage solid waste and recyclables in a manner consistent with the approved plan. Approval of that plan is required prior to allowing any event on the site with 500 or more attendees, and implementation of the approved plan is required for all events with 500 or more attendees. For events attracting fewer than 500 attendees, the applicant shall manage solid waste and recyclables in a manner consistent with the approved plan. (LTS)

The following edits to the DEIR have been suggested for clarification purposes:

Page 4.4-40, Mitigation Measure BIO-5, is revised as follows:

Adaptive Management Practices
There is a hierarchy of need for water in most communities during times of water scarcity. While sports fields are important for communities to congregate, turfgrass can be replanted after a drought in which irrigation is halted and grass dies. Water needed for direct human consumption often overrides most other uses, trailed closely by irrigation for food crops, and water needed to support instream beneficial uses. However, while alternative water supplies may sometimes be available for human needs, requirements for aquatic organisms can only be met through maintenance of life-sustaining minimum flows and viable water quality. Given the drought conditions that have been

ongoing for at least 3 years (at the time of this writing), irrigation of the sports field during extended drought conditions is likely to be highly scrutinized and of reduced priority compared to other needs.

….

Chapter IV
MITIGATION MONITORING AND REPORTING PROGRAM

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This Mitigation Monitoring and Reporting Program (see Table IV-1) has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of a mitigation monitoring program when mitigation measures are required to avoid significant impacts. The monitoring program is intended to ensure compliance during implementation of the project.

This Mitigation Monitoring and Reporting Program has been formulated based upon the findings of the DEIR and the comments received on the DEIR and addressed herein. This Mitigation Monitoring and Reporting Program identifies mitigation measures recommended in the DEIR to avoid or reduce identified impacts, and specifies the agencies/parties responsible for implementation and monitoring of the measure.

The first column identifies the mitigation measure. The second column entitled "Party Responsible for Ensuring Implementation" refers to the person(s) who will undertake the mitigation measures. The third column entitled "Party Responsible for Monitoring" refers to the person/agency responsible for ensuring that the mitigation measure has been implemented and recorded. The fourth column entitled "Monitoring Timing" identifies when and/or for how long the monitoring shall occur. If an impact was found to be less than significant and did not require mitigation, no monitoring would be required.

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
AESTHETICS						
AESTHETICS-1a: New landscaping shall be planted at the edge of the gravel parking area fronting on Kimtu Road in Area 5, the Sports Area. This landscaping shall be low evergreen shrubs that would partially screen parked cars from view from Kimtu Road. All vegetation planted as mitigation shall be planted outside the County-maintained road right-of-ways, meet the County visibility ordinance, not block county road drainage, or cause additional maintenance for the road crew. Prior to installing vegetation, the planting plan should be reviewed by the Department of Public Works.	SHCP	HCPBD and County Public Works	Prior to and during construction of ballfields in Area 5			
AESTHETICS-1b: Similar evergreen shrubbery shall be planted. After 5 years the shrubs shall be at least 4 feet in height and provide a visual screen for a minimum of 85 percent of the view of the parking areas for Area 5 adjacent to Kimtu Road adjacent to Kimtu Road to screen the proposed skate park and dog park in Area 5 from view. However, landscaping plans shall be reviewed and approved by the Public Works Department to ensure that landscaping would not interfere with sight visibility for safety reasons.	SHCP	HCPBD and County Public Works	Prior to and during construction of ballfields in Area 5			
AESTHETICS-1c: All new buildings and other built features at the project site shall be painted in neutral colors to blend into the surroundings and shall not include reflective materials.	SHCP	HCPBD	Prior to occupancy permit			
AESTHETICS-2a: The applicant shall prepare a lighting plan that shall address the facility lighting placement and design for ongoing operations. This plan shall be reviewed and approved by the County's Planning Department. To avoid intrusion into neighboring properties and visibility from nearby roads, all lighting shall be shielded and directed downwards, and shall use the minimum wattage to allow safe conditions. Pathway lighting shall be placed low to the ground to minimize excess lighting. Temporary lighting of parking areas during festival events shall be shielded and directed to minimize glare.	SHCP	HCPBD	Prior to occupancy permit			
AESTHETICS-2b: Lighting shall be on timers to minimize the number of hours of lighting at the project site.	SHCP	HCPBD	Prior to occupancy permit			
AESTHETICS-2c: During festival events, all concession participants shall be informed of the need to minimize lighting at the project site. This requirement shall be included in the Conditional Use Permit for the project site.	SHCP	HCPBD	During first year of on-site events			

Note: SHCP = Southern Humboldt Community Park staff and/or consultants; HCPBD: Humboldt County Planning and Building Department; HCDEH: Humboldt County Division of Environmental Health

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
AGRICULTURAL/FORESTRY RESOURCES						
AGFR-1: The 4-acre temporary parking zone in Area 3 shall be not be used for parking until after the hay crop is harvested. The project applicant shall remove all trash and debris from fields used for parking and return the field to productive use for the next season.	SHCP	HCPBD	Annually, prior to use of Area 3 for parking			
To protect the continued agricultural use of Area 3, the applicant shall record a deed restriction on the Area 3 part of the property that would convey to the County the development rights for any development other than the existing uses. This restriction shall preclude any improvements in the area except those for agricultural purposes, such as greenhouses and barns. The restriction would allow the use of the area for parking for temporary events, and the use of ranch roads for moving people and equipment associated with those events, because no new development would be needed for these temporary uses. The deed restriction may include a clause releasing the restriction at the time the zoning and general plan are changed to limit the use of the property to agricultural uses.	SHCP	HCPBD	Prior to Rezoning			
No additional mitigation is available for the loss of farmland. Two additional mitigation options—purchase of conservation easements on agricultural land and payment of fees to fund agricultural land preservation—have been found to be infeasible. The first option, purchase of conservation easements, appears to be economically infeasible for the project. According to the project applicant, purchase of an off-site easement would be economically infeasible because the applicant would not be able to afford the purchase cost. The applicant has investigated the possibility of establishing an on-site easement, but found that the property was not large enough to interest agricultural conservation groups and that the costs of an on-site easement (e.g., creating an endowment to fund the easement upfront, paying annual monitoring and reporting fees) would be too high for the applicant alone to afford. The second option, payment of mitigation fees, also appears to be infeasible, as the County does not have a mechanism for collecting and administering such fees.						
Therefore, while this mitigation measure would help reduce the farmland conversion impact, the project would still result in a net loss of farmland. The impact would therefore be significant and unavoidable.						
AIR QUALITY						
AIR-1: The project lies within the jurisdiction of North Coast Unified Air Quality Management District (NCUAQMD). All project construction and management shall comply with NCUAQMD ordinances for dust control. Project grading and construction shall use best available fugitive	SHCP	NCUAQMD	During construction			

Note: SHCP = Southern Humboldt Community Park staff and/or consultants; HCPBD: Humboldt County Planning and Building Department; HCDEH: Humboldt County Division of Environmental Health

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
dust control measures during operations in order to reduce the amount of particulate matter that is present in the air as a result of man-made fugitive dust sources. The following best management practices shall be implemented to reduce emissions and control dust during all project construction and grading activities that involve ground disturbance of 1,000 square feet or more: 1. Water all active construction areas at least twice daily; 2. Maintain at least 2 feet of freeboard for haul trucks; 3. Cover all trucks hauling soil, sand, and other loose materials; 4. Plant vegetative ground cover in disturbed areas as soon as possible; 5. Cover inactive soil storage piles; and 6. Treat accesses to a distance of 100 feet from the paved or gravel road with a 6- to 12-inch layer of wood chips or mulch, or treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.						
AIR-2a: On-site access roads used for movement of people and goods shall be watered at least twice daily for large and medium-sized events to reduce PM_{10} emissions. Access roads shall be treated to a distance of 100 feet from the paved or gravel road with a 6- to 12-inch layer of wood chips or mulch, or accesses shall be treated to a distance of 100 feet from the paved road with a 6-inch layer of gravel.	SHCP	HCPBD	During medium and large events			
AIR-2b: For large and medium-sized events, the Traffic Control Plan (see Appendix E) shall be implemented. The Traffic Control Plan demonstrates how shuttle ridership and carpools would be strongly encouraged in an effort to reduce traffic on Sprowel Creek Road; how the use of shuttle buses from both Redway, Garberville, Benbow, and Richardson Grove campground would help reduce the impact of vehicles on park properties, and how all attendees and volunteers would be encouraged to use the shuttle (e.g., by charging parking fees while shuttles would be free).	SHCP	HCPBD and County Public Works	During medium and large events			
BIOLOGICAL RESOURCES						
BIO-1a: Major construction activities and vegetation management for fire fuel reduction shall be performed in compliance with the Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish and Wildlife Code to avoid loss of bird nests in active use. This shall be accomplished by preferably scheduling vegetation removal for fire fuel management and major construction activities outside of the bird nesting season (which occurs from February 15 to August 31) to avoid possible impacts on nesting birds if new nests are established in the	SHCP	HCPBD	Prior to and during construction			

Note: SHCP = Southern Humboldt Community Park staff and/or consultants; HCPBD: Humboldt County Planning and Building Department; HCDEH: Humboldt County Division of Environmental Health

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
future. Alternatively, if these activities cannot be restricted to the non-nesting season (September 1 to February 14), a pre-construction nesting survey shall be conducted depending on the proposed activity as defined below. The pre-construction nesting survey(s) shall include the following: ▪ A qualified biologist (Biologist) shall conduct a pre-construction nesting bird (both passerine and raptor) survey within 7 days prior to major construction and fire fuel management activities. Construction activities requiring pre-construction surveys include: sports field improvements in the Sports Area; Environmental Camp and concession stand in the Commons Area; the new restroom, new parking, and roadway improvements in the Park Headquarters Area; and traffic circle and replacement restroom in Tooby Memorial Park. Major tree limbing and brush thinning for fire fuel management shall also require a pre-construction nesting survey when performed during the nesting season. Birds typically acclimate to on-going vegetation management practices associated with farming and property maintenance, such as hay crop harvest, field tilling, and mowing for trail clearance, special event area maintenance and other property maintenance, and no preconstruction surveys or special avoidance measures are typically considered necessary for these activities. ▪ If no nesting birds are observed, no further action is required and scheduled activities shall be initiated within 7 days of the survey to prevent take of individual birds that could begin nesting after the survey. ▪ Another nest survey shall be conducted if more than 7 days elapse between the initial nest search and the beginning of the scheduled major construction activities or fire fuel management activity during the nesting season. Follow-up nest surveys are not required for on-going maintenance activities and events because birds typically acclimate to these activities or would avoid nesting in the vicinity if sensitive to the associated noise, increase in human activity and other disturbance levels. ▪ If any active nests are encountered, the Biologist shall determine an appropriate disturbance-free buffer zone to be established around the nest location(s) until the young have fledged. Buffer zones vary depending on the species (i.e., typically 75 to 100 feet for passerines and 300 feet for raptors) and other factors such as on-going disturbance in the vicinity of the nest location. If necessary, the dimensions of the buffer zone shall be determined in consultation with the California Department of Fish and Wildlife.						

Note: SHCP = Southern Humboldt Community Park staff and/or consultants; HCPBD: Humboldt County Planning and Building Department; HCDEH: Humboldt County Division of Environmental Health

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
▪ Orange construction fencing, flagging, or other marking system shall be installed to delineate the buffer zone around the nest location(s) within which no construction-related equipment or operations shall be permitted. Continued use of existing facilities such as occupied buildings, existing parking, and site maintenance may continue within this buffer zone where the nesting birds have acclimated to these activities. ▪ No restrictions on activities outside the prescribed buffer zone are required once the zone has been identified and delineated in the field and workers have been properly trained to avoid the buffer zone area. But additional controls on lighting, noise amplification and other possible disturbance sources that could affect the viability of nest success shall be considered by the Biologist, and recommendations and restrictions defined, if necessary. ▪ Construction activities shall be restricted from the buffer zone until the Biologist has determined that young birds have fledged and the buffer zone is no longer needed. ▪ A survey report of findings verifying that any young have fledged shall be submitted by the Biologist for review and approval by the County prior to initiation of major construction activities and major fire fuel vegetation management within the buffer zone. Following written approval by the County, restricted activities within the nest-buffer zone may proceed.						
BIO-1b: Agricultural practices shall be performed in a manner that ensures compliance with the Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish and Wildlife Code to avoid loss of bird nests in active use. This shall be accomplished through preparation of an Adaptive Management Plan for Protection of Nesting Bird Habitat (AMPPNBH), focusing on management practices of the hayfields and pasturelands on the site. The AMPPNBH shall be prepared by a qualified biologist with experience in conservation and agricultural management practices, and shall be completed by the onset of construction of any playing fields or other conversion of grassland habitat on the site. The AMPPNBH shall include the following components to ensure avoidance of bird nests in active use: ▪ If possible, defer agricultural mowing practices until near the end of the grassland bird breeding season (i.e., after July 15) on fields not used for intensive hay production. This includes areas such as fallow fields, edge habitats, marginal farmlands and weedy areas. ▪ Use flushing bars on haying equipment to alter and flush birds hiding in grass in advance of mowing equipment. ▪ Avoid nighttime mowing to reduce the risks of injure to roosting birds. ▪ Raise mower blades to 6 inches or more to minimize the potential for crushing ground nests and young.	SHCP	HCPBD	Prior to and during construction of ballfields; on-going after construction			

Note: SHCP = Southern Humboldt Community Park staff and/or consultants; HCPBD: Humboldt County Planning and Building Department; HCDEH: Humboldt County Division of Environmental Health

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
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▪ Train equipment operators to be alert for nesting birds during mowing and other operations. Avoiding locations where birds are frequently seen and leaving small patches of unmowed field can easily protect possible nest locations that are otherwise difficult to detect in dense cover. ▪ Mow hayfields "from the inside out" rather from the perimeter toward the center, which forces birds into a continuously smaller space as they try to avoid the harvester. Gradually working toward the field edges allows birds and other animals a greater opportunity to flush outward toward surrounding cover. ▪ Use staff and volunteers from local bird clubs or conservation organizations to assist in determining where and what birds may be nesting in hayfields prior to mowing. Careful observations can determine the approximate nest locations prior to intensive mowing and hay harvest, and when birds have successfully raised their young. ▪ Consider limitations on grazing intensity where grassland nesting birds may be present. Prior to construction of the ballfields, in consultation with CDFW, prepare an Adaptive Management Plan for Protection of Nesting Bird Habitat (AMPPNBH), focusing on management practices of the hayfields and pasturelands on the site. The AMPPNBH shall be prepared by a qualified biologist with experience in conservation and agricultural management practices, and shall be completed prior to construction of any playing fields or other conversion of grassland habitat on the site. The AMPPNBH shall incorporate the above components as a long-term program for hayfield and pasture management that considers the possible disruptions that mowing, plowing, seeding, and rotation may have on grassland nesting bird species. As birds are typically faithful to nesting locations, altering management practices during the bird nesting season could have adverse consequences on nesting habitat suitability. The AMPPNBH shall be submitted to the Planning and Building Department and will be subject to the review and approval of the Planning Director in consultation with CDFW prior to authorizing any ground disturbance associated with the ballfields.						
BIO-2a: A Wetland Protection and Replacement Program (WPRP) shall be prepared by a qualified wetland specialist and implemented to provide compensatory mitigation for modifications to any areas of jurisdictional waters affected by the project, and to ensure compliance with County General Plan policies and the SMA Ordinance related to stream and wetland protection and mitigation. At a minimum, the WPRP shall contain the following components: ▪ If on-site avoidance of jurisdictional waters, streams and wetlands identified in the SMA	SHCP, HCPBD, with involvement by applicable agencies	HCPBD	Prior to any modification to on-site wetlands and prior to construction			

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ordinance is not feasible, the WPRP shall provide compensatory mitigation at a minimum 2:1 ratio (ratio of mitigation acreage or credits to affected jurisdictional waters, streams and wetlands identified in the SMA ordinance), subject to the review and approval by the Planning Director in consultation with CDFW and other regulatory agencies. Any habitat created as compensatory mitigation shall be monitored for a minimum of 5 years or until success criteria are met, as defined in the WPRP to ensure successful establishment. The WPRP shall specify success criteria, maintenance and long-term management responsibilities, monitoring requirements, and contingency measures necessary to achieve a minimum survival rate of 85 percent of planted species following the first year of planting and 75 percent following the fourth year of planting. ▪ Annual monitoring reports shall be provided to the Planning Director, CDFW and other regulatory agencies before December 31 of each monitoring year, summarizing the status of revegetation efforts, and any maintenance activities performed or required. Photographs of the location from either side of the treatment area shall be included. Maintenance and monitoring shall continue until the area is completely revegetated with a minimum of 80 percent absolute cover of plants comprised of species similar to the undisturbed affected area as reviewed and approved in writing by the Planning Director in consultation with CDFW and other regulatory agencies. ▪ Orange construction fencing shall be installed at the edge of adjacent jurisdictional waters to be preserved to ensure no disturbance to these features. The construction fencing shall remain in place for the entire duration of construction to ensure construction equipment avoids these areas. ▪ A qualified biologist/restoration specialist shall meet with heavy equipment operators prior to the beginning of site-disturbing activities to explain the required mitigation, and be available during the initial phase of construction to provide situation-specific avoidance measures. ▪ Installation of the pedestrian bridges and other seasonal creek crossings or modifications shall be performed during the summer and fall months when the channels are dry, to minimize disturbance to aquatic habitat and avoid the need for temporary coffer dam and possible dewatering during construction. ▪ Any areas to be retained as natural habitat and disturbed as part of construction shall be restored to prevent erosion and contamination of nearby receiving waters. Monitoring shall be provided as part of the larger WPRP for a minimum of 5 years to ensure the disturbed area is successfully revegetated. ▪ Authorization for modifications to jurisdictional waters on the site shall be obtained by the						

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Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
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applicant from the U.S. Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) under Section 401 of the Clean Water Act, and the California Department of Fish and Wildlife (CDFW) under Section 1602 of the State Fish and Game Code. ▪ All legally required permits or other authorizations shall be obtained by the applicant from the U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NOAA Fisheries), and CDFW for the potential "take" of protected species under the federal and California Endangered Species Acts, if required. Although considered unlikely given the absence of suitable habitat for State- or federal-listed special-status species, the resource agencies make the determination on the need for any consultation or incidental take permits. This EIR specifically does not allow development that would require an incidental take permit. Subsequent environmental review would be required for approval of any development that requires an incidental take permit. ▪ Proof that all appropriate authorizations have been secured from the Corps, RWQCB, and CDFW and that adequate compensatory mitigation has been defined shall be furnished to the County prior to the issuance of a grading permit for any component of the project affecting jurisdictional waters. ▪ Provide over-story plantings along the western-most stream to the satisfaction of CDFW.						
BIO-2b: To address potential indirect impacts on water quality and downgradient receiving waters in the vicinity of the site, the applicant shall implement best management practices under the Storm Water Pollution Prevention Plan (SWPPP) called for in Mitigation Measure HYDRO-1a and the Stormwater Control Plan (SCP) called for in Mitigation Measure HYDRO-1b. The combination of the two measures above would reduce this impact to a less-than-significant level.	SHCP, HCPBD, & County Public Works	HCPBD and County Public Works	Prior to construction			
BIO-3a: A qualified landscape architect or restoration ecologist who specializes in native habitat restoration shall be retained to incorporate the following provisions into the Landscape and Revegetation Plans for the project: ▪ Prohibit the use of highly undesirable species in landscape improvements on the site which could spread into the adjacent open space areas. Unsuitable species include: blue gum eucalyptus (*Eucalyptus globulus*), acacia (*Acacia* spp.), pampas grass (*Cortaderia selloana*), broom (*Cytisus* spp. and *Genista* spp.), gorse (*Ulex europaeus*), bamboo (*Bambusa* spp.), giant reed (*Arundo donax*), English ivy (*Hedera helix*), German ivy	SHCP, HCPBD	HCPBD	Prior to use of the site for any medium or large event			

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(*Senecio milanioides*), cotoneaster (*Cotoneaster pannosus*), and periwinkle (*Vinca* spp.), among others identified in the CalEPPC List. ▪ Define maintenance and monitoring provisions to ensure the successful establishment and long-term viability of native plantings and the control and eradication of highly aggressive non-native broom and other noxious weeds. The maintenance and monitoring program shall be implemented during a minimum 5-year monitoring required as part of tree replacement and wetlands mitigation, and shall continue as part of long-term maintenance of open space areas. ▪ Provide adequate controls to prevent unauthorized vehicle access to natural areas to be retained. These can include appropriately placed bollards, gates, and wildlife friendly fencing that serves to control unauthorized vehicle access but allows for movement by larger terrestrial wildlife. ▪ Provide for reseeding of all graded slopes not proposed for roadways and other improvements with a mix of native grasses and forbs appropriate for the site rather than a conventional seed mix typically used for erosion control purposes to replace and improve existing habitat values of grasslands disturbed on the site.						
BIO-3b: Measures recommended in Mitigation Measures BIO-1, BIO-2a, BIO-2b, BIO-3a, and BIO-4 would serve to partially protect important natural habitat on the site for wildlife, avoid the potential loss of nests in active use, and minimize disturbance to wetlands and provide for replacement of affected jurisdictional waters. The following additional provisions shall be implemented to further protect wildlife habitat resources that could otherwise be compromised as part of the project: ▪ Permanent and temporary lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be restricted to the immediate vicinity of areas necessary to provide the minimum level necessary for safety purposes to illuminate pathways and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas. ▪ Dogs and cats shall be kept on leash at all times when on trails and natural areas on the site. ▪ All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source. This shall include trash generated during temporary special events.	SHCP	HCPBD	During project operation and prior to occupancy permit (for lighting)			

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BIO-4: Implementation of Mitigation Measures BIO-2a and BIO-2b would ensure adequate mitigation is provided for the direct loss of jurisdictional waters on the site, that protection and restoration of nearby waters is provided by the project, and that required authorizations are secured by regulatory agencies with evidence of compliance provided to the County prior to issuance of a grading permit. The following additional provisions shall be implemented to ensure conformance with relevant policies and standards in the County's General Plan and to meet with the intent of the SMA Ordinance:						
▪ Provide compliance with Section 314-61.1, Streamside Management Area Ordinance of the Zoning Code and secure all required permits for any modifications to regulated habitat areas along streams and other wet areas.	SHCP	HCPBD	Prior to construction of the pedestrian bridge in Area 4			
▪ Relocate the portion of the Environmental Camp in Area 4 so that it is sited outside of the 50-foot buffer setback along the adjacent seasonal creek to the east. Although potential impacts associated with the few tents and other improvements near the top of bank are relatively minor, the buffer area is important to minimize vegetation removal, trampling and concentrated human activity along the seasonal creek.	SHCP	HCPBD	Prior to use of Area 4 for camping			
▪ Restrict use of the Temporary Event facilities in Area 4 to the dry season (May 1 to October 31) to minimize disturbance to nearby seasonal aquatic habitat associated with the seasonal creeks. Exception to this restriction period may be authorized if field inspection verifies that surface water is no longer present in the spring months and that rains are not forecast in the fall months.	SHCP	HCPBD	On-going			
▪ Provide pedestrian bridge crossings over the seasonal creeks in the vicinity of the Temporary Event facilities and the Environmental Camp along designated trails to avoid concentrated pedestrian activity in the channel bottom.	SHCP	HCPBD	Prior to use of Area 4 for camping			
▪ Install split rail fencing and interpretive signage to direct park users to designated creek crossing locations and minimize the potential for concentrated informal crossings of the creek channels.	SHCP	HCPBD	(same as above)			
BIO-5: Recommendations contained in the Water Supply and Demand Analysis and Potential Impacts on Surface Water and Aquatic Habitat (WSDAPISWAH) shall be implemented to address the project's contribution to cumulative impacts on aquatic life in the South Fork Eel River. These consist of the following and are described in more detail below: 1) general recommendations for design and operation of the park, 2) adaptive management practices during times of water scarcity, and 3) controls on water availability through increased water storage capacity and restrictions on flow diversions from the South Fork Eel River during the dry season.						

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Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
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General Recommendations The following are general recommendations to address the project contribution to cumulative impacts on aquatic life in the South Fork Eel River and to improve the beneficial effects of the project on improving habitat conditions. Some of these must be rigidly enforced, such as use of appropriate drought-tolerant turfgrass species and appropriate irrigation design that can substantially reduce water demand. These are very specific recommendations where compliance with the recommendation can be established as a performance standard for the measure.						
▪ **Improvements to Water Storage Capacity** – As a goal of improving habitat conditions, the applicant shall work with the appropriate specialists to improve water storage capacity on the site. The project vicinity typically receives an average of 58 inches of precipitation, but the majority of the precipitation occurs between mid-October and mid-May. Thus, retaining water on-site during the wet season and allowing it to discharge back into the river during the dry season is the best means of further enhancing the hydrologic benefits that the park already provides. Water can be retained on-site by enhancing wetlands, restoring riparian areas, constructing infiltration or water storage ponds, and storing water in tanks. It is likely that enhancing groundwater recharge by enhancing wetlands, and restoring riparian areas would be the least expensive and infrastructure-intensive means of accomplishing this goal and would bring with it a suite of additional environmental benefits.	SHCP	HCPBD	On-going			
▪ **Installation of Drought-tolerant Turfgrass** – Drought-tolerant cool turfgrass species, such as Native Bentgrass™ from Delta Bluegrass, Zoysia 'De Anza', and/or Buffalo grass 'UC Verde' shall be used for turf plantings in the playfields and other areas of irrigated turf on the site. Each species and cultivar has differing benefits and advantages, but factors that shall be considered when selecting the type(s) of grass to be planted include evapotranspiration potential, drought tolerance, dormancy, soils structure and fertility, fertilizer demand, mowing height, invasive weed potential, and durability. Species that are recognized as an invasive species by the California Invasive Plant Council shall not be used. A landscaping firm experienced in turfgrass cultivation in similar Mediterranean climate zones shall be consulted by the applicant in selecting the exact species and cultivars for the playfields. Hybridized drought-resistant grass species and cultivars typically use about 70 percent of the water required by non-hybridized species.	SHCP	HCPBD	During construction of the ballfields			
▪ **Appropriate Design of Irrigation Systems** – Irrigation systems shall be designed with best available irrigation technologies, and be low-to-the ground and subsurface to reduce the potential for evaporation. Generally, sprinkler systems that apply water as close to the ground surface as possible will result in less evaporative loss. In addition, watering shall	SHCP	HCPBD	During construction of the ballfields			

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occur at night or in the early morning hours, which also reduces evaporation.						
▪ **Seasonal Restrictions for Irrigation** – Most importantly, the irrigation allowance shall be determined based on the characteristics of each water year (when and how much precipitation falls) as that should influence how playfields are managed. Deciding when to cease irrigating the playfields is one of the most critical adaptive management measures for mitigating the potential adverse impacts associated with turf irrigation, and restrictions are defined further below under recommendations for adaptive management.	SHCP	HCPBD	Annually before irrigation			
Adaptive Management Practices There is a hierarchy of need for water in most communities during times of water scarcity. While sports fields are important for communities to congregate, turfgrass can be replanted after a drought in which irrigation is halted and grass dies. Water needed for direct human consumption often overrides most other uses, trailed closely by irrigation for food crops, and water needed to support instream beneficial uses. However, while alternative water supplies may sometimes be available for human needs, requirements for aquatic organisms can only be met through maintenance of life-sustaining minimum flows and viable water quality. Given the drought conditions that have been ongoing for at least 3 years (at the time of this writing), irrigation of the sports field during extended drought conditions is likely to be highly scrutinized and of reduced priority compared to other needs. For this reason, the WSDAPISWAH recommends establishing a water budget for various irrigation demands on the site, as well as a triggering mechanism for the reduction or cessation of irrigation during periods of water shortage, based on higher priority uses. There are likely to be several tiers of demand within the beneficial uses that currently need to be serviced at the site including direct human consumption, residential uses, irrigation of trees and other established semi-permanent vegetation, irrigation of annual row crops, irrigation of turfgrass, and irrigation of pasture/wetlands. This water budget and management procedures would be defined as part of an Adaptive Management Plan for the site, as required below. The monitoring and management strategy defined in the Adaptive Management Plan shall consider current riverine, atmospheric, and antecedent precipitation conditions when determining the quantity of water available to irrigate turfgrass on the playfields. When the design and construction of new facilities is initiated, they shall be informed by the findings contained in the Adaptive Management Plan, and the findings shall be used in determining what type of and how many playfields are to be constructed. Phasing of the playfield	SHCP	HCPBD	Prior to construction of any playing fields			

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construction would also allow field capacities to equilibrate with user demand and resource availability. The WSDAPISWAH recommends that the irrigation cutoff threshold for the playfields be significantly higher than the 17-cubic-foot-per-second (cfs) flow conditions in the South Fork Eel River observed in July 2015. A threshold of 30 cfs beyond which the playfields could only be irrigated with stored or recycled water is recommended. This threshold would result in less vigorous turf at the onset of the wet season. One adaptation could be rotating the location(s) and layout(s) of fields in active use throughout the dry season in a manner that spreads the recreational impact on desiccated turf throughout the entire playfield area. The following measures are recommended to provide adaptive management in future water use at the site: ▪ Develop an Adaptive Management Plan by a qualified hydrologist/landscape contractor that establishes a reliable means of determining the annual irrigation water diversion cutoff date. The Adaptive Management Plan shall be in place by the onset of construction of any playing fields.						
▪ Consult with turfgrass and sports field irrigation system experts before laying out sports fields and designing irrigation systems in order to determine the best drought-tolerant turfgrass and irrigation strategies to reduce water consumption.	SHCP	HCPBD	Prior to construction of the ballfields			
▪ Refine the water demand summary for agricultural areas and turfgrass (from the 2014 "Water Supply and Demand Analysis Memorandum" prepared for the project applicant by GHD; see Appendix G of the Draft EIR) using the WSDAPISWAH Estimated Water Demand to provide more detail for the site.	SHCP	HCPBD	Prior to construction of the ballfields			
Future Water Storage and Restrictions on Flow Diversions The Lake and Streambed Alteration Agreement (LSAA) with the California Department of Fish and Wildlife (CDFW) allows up to 2,000 gallons per day or 10 percent of the streamflow to be diverted from the spring currently used by the applicant between November 1 and July 1 of each year. The other diversion serving the site is from an infiltration gallery in the South Fork Eel River that is allowed to operate at a maximum diversion rate of 0.24 cfs. Use of the infiltration gallery currently does not have a specified period of diversion in the LSAA. The following measures are recommended to improve future water storage and ensure adequate restrictions on in-channel diversions that could otherwise result in a cumulatively significant contribution to adverse effects on the aquatic habitat of the South Fork Eel River during the dry season:						

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▪ The applicant shall install additional non-potable water storage facilities on the site for irrigation and as a source of fire suppression water for the Main Agricultural and Forestland areas.	SHCP	HCPBD	Prior to construction of the ballfields			
▪ Diversion from the South Fork Eel River infiltration gallery shall cease when the flow at Sylvandale (USGS Gauge #11476500) is nominally less than 30 cfs.	SHCP	HCPBD	On-Going			
▪ SHCP staff will track streamflow at Sylvandale (USGS Gauge #11476500), available from USGS website) between July 1st and October 31st. If streamflow drops below 40 cfs, streamflow data will be checked daily before diverting water from the South Fork Eel River infiltration gallery for sports field irrigation. No diversion from the South Fork Eel River infiltration gallery will occur when the collected streamflow data shows the flow at Sylvandale (USGS Gauge #11476500) is less than 30 cfs. The LSAA with the CDFW requires that streamflow be measured prior to any diversion if water is diverted between July 1 and October 31. Measurements shall be taken at USGS Gauge 11476500.	SHCP	HCPBD	On-Going			
▪ A report consisting of streamflow measurements and diversion data will be submitted annually by December 31st to the Planning Director and the CDFW. The report shall also assess the effectiveness of the mitigation measure, and make recommendations for increasing the efficacy of the mitigation, if needed. This report shall be subject to the approval of the Planning Director in consultation with the CDFW.	SHCP	HCPBD	Annually by December 31st			
▪ The applicant shall secure other funding to install additional water storage tanks and other on-site facilities to improve availability during the dry season. The additional water storage capacity can be defined as part of the Adaptive Management Plan, and preferably implemented in conjunction with construction of the future sports fields. Depending on the location selected for these tanks and other storage facilities, additional environmental review may be required. Any necessary environmental review shall be conducted before the facilities are installed.	SHCP	HCPBD	On-going			
The combination of the measures above would reduce the project's contribution to the cumulative impact to less than significant.						
CULTURAL RESOURCES						
CULTURAL-1: Any remodel, reconfiguration, or rehabilitation of the ranch house, cabin, garage, or other contributing buildings to the historical Wood/Tooby Ranch Complex by the project shall be conducted in accordance with the Secretary of the Interior's Standards for Rehabilitation (Standards) and undertaken with the assistance of an individual meeting the	SHCP	HCPBD	Prior to construction, remodel, or reconfiguration of buildings in Area 2.			

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Secretary of the Interior's Professional Qualifications Standards for historic architecture (qualified architect). The qualified architect shall review the applicant's plans for work on the Wood/Tooby Ranch Complex buildings and provide written recommendations to the applicant and County to ensure that modifications to historical buildings are done in compliance with the appropriate standards. The qualified architect shall oversee remodeling, reconfiguration, or rehabilitation of the historical buildings to ensure that work is done in compliance with the standards. The County shall ensure that the recommendations of the qualified architect are followed as a condition of project approval.						
CULTURAL-2a: The Site Monitoring and Protection Protocols described in the Community Park Cultural Resources Management Plan (Verwayen and Whiteman, 2008) shall be implemented for the project. These monitoring and protection protocols include the following:						
1. **Placement of Protective and/or Interpretive Signs:** Signs shall be placed at strategic locations in the community park—such as near restrooms, at kiosks, and trailheads—prohibiting surface collection of artifacts or digging in archaeological sites.	SHCP	HCPBD	Prior to construction and prior occupancy permit for restrooms in Area 1 and Area 5			
2. **Site Patrols:** Community park staff shall routinely patrol archaeological resources, particularly during mid-size and festival-size events, to ensure that visitors remain on designated trails and away from archaeological deposits. Community park staff shall maintain a record of archaeological site inspections, including the date of inspection, observed damage or sources of potential damage (e.g., volunteer trails or cattle grazing) to archaeological resources. At its discretion, the County may request a copy of the inspection record(s) from the applicant. If damage or sources of potential damage to archaeological resources is observed, community park staff shall implement site-specific measures to mitigate or prevent further damage. Such measures may include fencing to prevent incursion on archaeological deposits, signs requesting that visitors stay on designated trails, and planting of dense vegetation near archaeological resources to reduce the potential for site incursion.	SHCP	HCPBD	During all medium and large events			
3. **Fencing:** A fence or section of fence shall be used to direct foot traffic away from archaeological resources on the project site. Temporary chain-link fencing or construction fencing could be used to keep people off archaeological sites during mid-size and festival-size events.	SHCP	HCPBD	Prior to and during all medium and large events			
4. **Archaeological Survey:** Prior to project ground disturbance within 100 feet of a recorded archaeological resource, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards shall conduct a survey to ensure that archaeological	SHCP	HCPBD	Prior to grading for ballfields and construction of any buildings			

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deposits would not be affected by the project. If an archaeological deposit is identified during the survey, project activities shall be redirected to avoid the deposit. If project activities cannot be redirected, the archaeological deposit shall be evaluated and mitigation carried out, as appropriate. Such mitigation may include a controlled excavation to recover archaeologically and historically significant information as well as public outreach and interpretation.						
CULTURAL-2b: Prior to project approval, the County shall ensure that the following compulsory specification be included in the project construction contract plans: If cultural resources greater than 50 years old, such as chipped or ground stone, historical debris, building foundations, or bone are discovered during project ground disturbance, work shall be stopped within 20 meters (66 feet) of the discovery. Work near the archaeological finds shall not resume until a professional archaeologist has evaluated the materials and offered recommendations for further action. The combination of the two measures above would reduce this impact to a less-than-significant level.	SHCP	HCPBD	During review of project construction specs, prior to construction			
CULTURAL-3: Refer to Mitigation Measures CULTURAL-2a and CULTURAL-2b. Implementation of Mitigation Measures CULTURAL-2a and CULTURAL-2b would reduce this potential impact to human remains by (1) establishing controls and protocols that would decrease the likelihood of public intrusion or destruction of archaeological resources containing human remains, i.e., through the use of signs, site patrols, and temporary fencing; and (2) establishing notification procedures for construction personnel in the event that archaeological resources and/or human remains are identified during project implementation.	SHCP	HCPBD	During review of project construction specs, prior to construction			
GEOLOGY AND SOILS						
GEO-1: As a condition of approval for any grading or construction permits for the project, a design-level geotechnical investigation shall be prepared by a licensed professional and submitted to the Humboldt County Building Department for review and approval. The geotechnical review shall verify that the project plans incorporate the recommendations for design contained in the preliminary geotechnical report, the current California Building Code (CBC), and other applicable design standards. All design measures, recommendations, design criteria, and specifications set forth in the design-level geotechnical review shall be implemented as a condition of project approval.	SHCP	HCPBD	Prior to grading or construction of any building.			

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GREENHOUSE GAS EMISSIONS						
GHG-1: The project applicant shall implement the following measures to reduce greenhouse gas (GHG) emissions: 1. Design buildings to be energy-efficient. 2. Site buildings to take advantage of shade, prevailing winds, and landscaping to reduce energy use. The project shall make use of strategically-placed shade trees. 3. Limit the hours of operational outdoor lighting. 4. Install renewable systems where feasible, including solar and tank-less hot water heaters. 5. Create water-efficient landscapes. All landscaped areas shall be designed to reduce their water requirements. Landscaping shall make extensive use of drought-tolerant species. 6. Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. 7. Control irrigation by systems designed to ensure water-efficiency.	SHCP	HCPBD	During plan review and prior to construction			
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1: As a condition of approval for project construction and demolition permits, a hazardous building materials survey shall be conducted by a qualified and licensed professional for all structures proposed for demolition or renovation as part of the project. All loose and peeling lead-based paint and asbestos-containing materials shall be abated by a certified contractor in accordance with local, state, and federal requirements. All other hazardous materials shall be removed from buildings prior to demolition in accordance with California Division of Occupational Safety and Health (DOSH) and California Department of Toxic Substances Control (DTSC) regulations. The completion of the abatement activities shall be documented by a qualified environmental professional and submitted to the County with applications for issuance of construction and demolition permits.	SHCP	HCPBD	Prior to any demolition or renovation of any structure.			
HYDROLOGY AND WATER QUALITY						
HYDRO-1a: Consistent with the requirements of the statewide Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce impacts on surface water quality through the project construction period. The SWPPP shall be prepared by a qualified stormwater professional (QSP). The SWPPP	SHCP	HCPBD and County Public Works	Prior to grading and construction			

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shall include the minimum best management practices (BMPs) required in Attachment C for Risk Level 1 discharges, Attachment D for Risk Level 2 dischargers, or Attachment E for Risk Level 3 dischargers (as applicable, based on final determination of the proposed project's Risk Level status [to be determined as part of the Notice of Intent for coverage under the Construction General Permit]). BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or similar guidance. BMPs shall include all measures necessary to prevent sediment from the project site from being discharged during drainage. The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations and, as appropriate, depending on the proposed project Risk Level, sampling of the site effluent and receiving waters. (Receiving water monitoring is only required for some Risk Level 3 dischargers.) If the proposed project is Risk Level 2 or 3, the project applicant shall also include requirements for Rain Event Action Plans as part of the SWPPP; a Rain Event Action Plan is a written document that must be prepared within 48 hours of any likely precipitation event, describing actions that will be implemented to protect all exposed portions of the site from the predicted precipitation. BMPs shall include measures for dust control, erosion prevention, sediment control, construction vehicle traffic controls and tire washes, and material storage, spill prevention, and housekeeping protocols.						
HYDRO-1b: As a condition of approval for all grading and construction permits for the project site, the applicant shall prepare and implement a Stormwater Control Plan (SCP) for the project site consistent with all requirements of the MS4 National Pollutant Discharge Elimination System (NPDES) Permit as implemented by the Humboldt County Public Works Department. The SCP shall include, but not be limited to, BMPs designed into project features and operations to reduce potential impacts on surface water quality and to manage changes in the timing and quantity of runoff associated with development of the project site. The BMPs shall include Low Impact Development (LID) measures, such as minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, and/or biotreating stormwater runoff close to its source, to the maximum extent practicable. The potential for irrigation water runoff containing sediment or other contaminants will be addressed in the SCP, and any BMPs and LID measures to address irrigation water runoff will be included. Increased stormwater runoff may not be channeled or directed to flow across the traveled section of a County roadway, and drainage must be contained at the edge of the	SHCP	HCPBD and County Public Works	Prior to grading and construction			

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TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
County road surface. Funding for the maintenance of all BMPs for the life of the proposed project shall be specified.						
HYDRO-2: As a condition of approval for building, grading, and construction permits at the project site, the applicant shall provide detailed plans for septic and wastewater disposal systems. The plans shall be prepared by a qualified professional and shall implement best available technology in the selection and installation of septic systems in compliance with state and county requirements. As a condition of approval for certificate of occupancy of the project site, the applicant shall provide evidence that the septic system is operating efficiently, that adequate capacity exists to address proposed site uses, and that a maintenance plan has been prepared and implemented for the system.	SHCP	HCDEH	Prior to construction of new restrooms and prior to occupancy			
LAND USE AND PLANNING						
LAND-1: The project applicant shall comply with all applicable mitigation measures identified in this EIR. Compliance with these measures would generally ensure that project conflicts with applicable Humboldt County General Plan policies would be reduced to less-than-significant levels. As indicated in Impact and Mitigation Measure AGFR-1, however, the loss of agricultural land that would result from the project would be a significant, unavoidable impact. The project's conflict with Humboldt County General Plan policies for protecting agricultural land would therefore be significant and unavoidable.	SHCP	HCPBD	As stated for other mitigation measures			
NOISE						
NOISE-1a: A dispersed (satellite speaker) sound system around the stage and audience area of large amplified music events at the main stage in Area 4A and medium-sized music events at the western stage in Area 2 shall be used to lower point-source sound levels from that of a stage only speaker system. Sound levels needed to produce acceptable sound coverage of an audience with such a system are typically lower than those using stage-mounted speakers. The combination of the measures above would reduce this impact to a less-than-significant level.	SHCP	HCPBD	Prior to and during on-site medium and large events			
NOISE-1b: The following sound level limits shall be employed for all outdoor events involving speech or voice/music amplification at the park: 1. Any outdoor speech or voice/music amplification at the main, secondary or southern stage areas in Area 4A after 10:00 PM shall be limited to a maximum noise level of 90 dBA at	SHCP	HCPBD	During events on the site[2]			

[2] The County may choose to hire an outside consultant to do this monitoring and reporting during events or may request that the applicant monitor and provide results to County staff for the first 3 years of operation.

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TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
100 feet from the sound source. 2. Any outdoor speech or voice/music amplification at the western stage in Area 2 after 10 PM shall be limited to a maximum noise level of 85 dBA at 100 feet from the sound source. 3. Daytime outdoor speech or voice/music amplification at the main, secondary or southern stage areas in Area 4A shall be limited to a maximum noise level of 95 dBA at 100 feet from the sound source; and 4. Daytime outdoor speech or voice/music amplification at the western stage in Area 2 shall be limited to a maximum noise level of 90 dBA at 100 feet from the sound source.						
NOISE-1c: A Noise Management Plan, including the following provisions, shall be developed and implemented for use at the large- and medium-sized events that may generate noise levels in excess of the limits in the Humboldt County General Plan: 1. The plan shall establish a position at which maximum event noise levels may be verified noise to show compliance with Mitigation Measure NOISE-1b; 2. Park staff shall obtain and be trained in the use of a sound level meter so as to capable of determining compliance with noise limits; 3. A member of the park's Board of Directors or management staff shall be designated as a complaint response coordinator and shall be responsible for responding to any local complaints about event-related noise; 4. If noise complaints are received during any event, noise shall be monitored during the next (subsequent) event at the residence from which noise complaints were received, and appropriate measures identified to reduce the impact to a less-than-significant level; and 5. Records of noise complaints shall be filed with the Humboldt County Planning Department at least once per year and included in any required annual report reviewed by the Planning Commission.	SHCP	HCPBD	Prior to occupancy permit			
NOISE-1d: The project shall be subject to the following annual reporting and review requirements: 1. By December 31 of each year a medium-sized or large-sized event is held, the applicant shall prepare and submit 15 copies of a post-event report discussing that year's concert. Verification of attendance levels shall be discussed. 2. The report shall focus on assessing the effectiveness of the plan of operation, mitigation	SHCP	HCPBD	Annually when medium or large events occur			

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TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
measures, and monitoring program. The report shall also contain written correspondence from agencies participating in monitoring and/or affected by the event (i.e., Planning Department, Division of Environmental Health, Sheriff's Office, and Public Works). 3. Responses to all concerns and issues identified in the report shall be provided and appropriate measures to be undertaken at the following year's event identified as needed. The annual report shall include sufficient data to assess the effectiveness of all required mitigation measures in relation to the total daily attendance and noise. 4. The Humboldt County Planning Commission shall review the post-event report within 120 days of receiving the report. The total attendance levels for medium- and large-sized events shall be determined by the Planning Commission on an annual basis after review and approval of the annual report. The allowed attendance levels for medium-sized events shall range from a low of 800 to a maximum of 2,500 persons total. A large-sized event ranging from 2,500 to 4,000 attendees is not allowed until the Planning Commission has reviewed and approved two consecutive annual reports for medium-sized events with attendance levels of at least 1,800 persons. In consultation with the reviewing agencies, the Planning Commission may waive the annual reporting requirements for medium- and large-sized events for up to 5 years should the applicant demonstrate the use has been conducted in conformance with all the required mitigation, and no changes in attendance levels or mitigation measures are proposed. 5. To address area concerns that may arise, the applicant shall hold a minimum of one community meeting in the vicinity of the site within 90 days of each large-sized event. This requirement may be waived by the Humboldt County Planning Director in consultation with the reviewing agencies if no significant community issues have been reported during that year's large-sized event.						
NOISE-2: The following best management practices shall be incorporated into the project: ▪ Restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 AM to 5:00 PM, Monday through Friday, and to the hours of 10:00 AM to 5:00 PM, Saturday and Sunday. ▪ Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. ▪ Strictly prohibit unnecessary idling of internal combustion engines. ▪ Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors. Construct temporary noise barriers	HCPBD	HCPBD	During construction			

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TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
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to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA. ▪ Use "quiet" air compressors and other stationary noise sources where technology exists. ▪ Route all construction traffic to and from the project site via designated truck routes, where possible. Prohibit construction-related heavy truck traffic in residential areas, where feasible. ▪ Designate a "disturbance coordinator," who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule. With the incorporation of these practices, the noise impact resulting from project construction would be reduced to a less-than-significant level.						
PUBLIC SERVICES						
The applicant shall enter into an agreements with the Sheriff, CalFire, local fire agencies, and traffic control providers (CHP and CalTrans) to reimburse the affected agencies for unrecoverable expenses they will incur from increased service levels for all medium and large events.	SHCP	HCPBD	Prior to any medium or large event			
The Planning Division shall refer the annual report to the affected agencies for comments considered each year by the Planning Commission.	HCPBD	HCPBD	Prior to Planning Commission review of any medium or large event			
RECREATION						
REC-1: The project shall comply with all applicable mitigation measures identified in this EIR. Compliance with these measures would ensure that the impact of recreational facilities included in the project would be reduced to a less-than-significant level.	SHCP	HCPBD	As identified for other mitigation measures			
TRANSPORTATION/TRAFFIC						
TRAFFIC-1a: As indicated in the Traffic Assessment Management Control Plan for the project, for events that are expected to exceed 1,200 attendees, flaggers shall be stationed at	SHCP	HCPBD	During events exceeding 1,200			

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TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
the intersection of Redwood Drive/Sprowel Creek Road at the conclusion of the event to direct traffic and to reduce delays.			persons			
TRAFFIC-1b: For events having more than 2,000 attendees, shuttle buses shall be employed to reduce the total number of vehicles leaving the site to a maximum of 700 outbound vehicles in a single hour.	SHCP	HCPBD	During events exceeding 2,000 persons			
TRAFFIC-1c: At medium-sized events, data regarding the number of attendees and resulting volumes of traffic shall be collected so that the number of trips can be monitored and thresholds adjusted if it is determined that attendance patterns or average vehicle occupancy are substantially different from what was assumed. These data shall be included in the annual report reviewed by the Humboldt County Planning Commission.	SHCP	HCPBD	Annual review of reports			
TRAFFIC-1d: During the large festival events, on-site parking shall be limited to 500 spaces for attendees and 200 spaces for vendors and others working the event. While the vendors and others employed during the festival would likely remain on-site for an hour or more after the event concludes, the limited parking would ensure that the amount of traffic generated during a single hour results in trips that can be adequately handled by the street network. All other attendees would need to arrive by shuttle from off-site parking fields. It is understood that this is how the festival currently operates in Benbow, where there is substantially less parking than could be made available at the project site.	SHCP	HCPBD	During large events			
TRAFFIC-1e: Festival parking passes shall be made available through advance purchase only, with a variety of purchase options, including buying them on-line or at the usual local ticket outlets where attendees purchase their event tickets. The number of parking passes that can be issued shall be limited for each day of the festival to 500. A separate pass shall be required for each day, with the passes to be displayed on the dashboard of the vehicle. The above requirements shall be addressed in the project's Traffic Management Assessment Control Plan (see Appendix E).	SHCP	HCPBD	During review of Traffic Management Assessment Control Plan			
TRAFFIC-1f: The project shall be subject to the following annual reporting and review requirements: 1. By December 31 of each year during which a medium- or large-sized event is held, the applicant shall prepare and submit 15 copies of a post-event report discussing that year's event(s). Verification of attendance levels shall be discussed. 2. The report shall focus on assessing the effectiveness of the plan of operation, mitigation measures, and monitoring program. The report shall also contain written correspondence from agencies participating in monitoring and/or affected by the event (i.e., Humboldt County Planning Division, Division of Environmental Health, Sheriff's Office, and Public Works Department).	SHCP	HCPBD	Annual review when medium or large events occur			

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Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
3. Responses to all concerns and issues identified in the report shall be provided, and appropriate measures to be undertaken at the following year's event(s) identified as needed. The annual report shall include sufficient data to assess the effectiveness of all required mitigation measures in relation to the total daily attendance and traffic volume and intensity, and potential safety hazards to pedestrians and bicyclists. 4. The post-event report shall be submitted to the Humboldt County Planning Commission for review. The total allowable attendance levels for medium- and large-sized events shall be determined by the Planning Commission on an annual basis after review and approval of the annual report. The allowed attendance levels for medium-sized events shall range from a low of 800 to a maximum of 2,500 persons total. A large-sized event ranging from 2,500 to 4,000 attendees is not allowed until the Planning Commission has reviewed and approved two consecutive annual reports for medium-sized events with attendance levels of at least 1,800 persons. In consultation with the reviewing agencies, the Planning Commission may waive the annual reporting requirements for medium- and large-sized events for up to 5 years should the applicant demonstrate the use has been conducted in conformance with all of the required mitigations, and no changes in attendance levels or mitigation measures are proposed. 5. To address area concerns that may arise, the applicant shall hold a minimum of one community meeting in the vicinity of the site within 90 days of each large-sized event. This requirement may be waived by the Humboldt County Planning Director in consultation with the reviewing agencies if no significant community issues have been reported during that year's large-sized event. The above combination of mitigation measures would reduce this impact to a less-than-significant level.						
TRAFFIC-2: Refer to Mitigation Measures TRAFFIC-1a through 1f and Mitigation Measures TRAFFIC-4a through 4e.	See Mitigation Measures TRAFFIC-1a through 1f above and TRAFFIC-4a through 4e below	See Mitigation Measures TRAFFIC-1a through 1f above and TRAFFIC-4a through 4e below				

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Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
TRAFFIC-3: During events held in the Community Commons (Areas 4A and 4B), warning signs shall be posted along Sprowel Creek Road in advance of the driveway indicating that there is potentially stopped traffic ahead. While drivers would typically be able to make the left turn with little, if any, delay, this safety measure would ensure that there is adequate warning for drivers approaching the area.	SHCP	County Public Works	During medium and large events			
TRAFFIC-4a: For medium-sized special events and the festival, a temporary marked crosswalk shall be created connecting the Tooby Memorial Playground to the Park Headquarters area. The crossing shall be placed to maximize sight lines, and during periods of peak usage, there shall be a crossing guard or flagger available to assist pedestrians and control traffic. This measure is included in the Traffic Assessment Management Control Plan (see Appendix E).	SHCP	County Public Works	At review of Traffic Assessment Management Control Plan and checkups during events			
TRAFFIC-4b: "Share the Road" signs shall be posted, and consideration given to installing "sharrows" to indicate the potential presence of cyclists. Sharrows are markings that include a cyclist and arrows, and they are placed in the lane to identify the road as a shared use facility.	SHCP	County Public Works	At review of Traffic Assessment Management Control Plan and checkups during events			
TRAFFIC-4c: For large festival events, accommodations shall be made either on the shuttle vehicles or by dedicated vans to ferry cyclists to the top of the hill on Sprowel Creek Road.	SHCP	County Public Works	during large events			
TRAFFIC-4d: Bicycle racks shall be included in each of the park's major entrances to encourage bicycle travel.	SHCP	County Public Works	At review of Traffic Assessment Management Control Plan and checkups during events			
TRAFFIC-4e: To facilitate shuttle bus users, a temporary shelter shall be provided during events that use a shuttle bus, both to protect attendees and to provide guidance as to the location of the shuttle stop. The combination of the above mitigation measures would reduce this impact to a less-than-significant level.	SHCP	County Public Works	At review of Traffic Assessment Management Control Plan and checkups during events			
UTILITIES AND SERVICE SYSTEMS						
UTIL-1: The project shall comply with all applicable mitigation measures identified in this EIR. Compliance with these measures would ensure that the impact of the proposed water facilities included in the project would be reduced to a less-than-significant level.	SHCP	HCPBD	As identified for other mitigation measures			
UTIL-2: The applicant shall submit a plan for the management of solid waste and recycling for events that would attract 500 or more attendees. Prior to events attracting 500 or more	SHCP	HCDEH	Review when plan completed which shall			

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Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
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attendees, the applicant shall manage solid waste and recyclables a manner consistent with the approved plan.-The plan shall be subject to approval by the Humboldt County Division of Environmental Health. Prior to events attracting 500 or more attendees, the applicant shall manage solid waste and recyclables in a manner consistent with the approved plan. Approval of that plan is required prior to allowing any event on the site with 500 or more attendees, and implementation of the approved plan is required for all events with 500 or more attendees. For events attracting fewer than 500 attendees, the applicant shall manage solid waste and recyclables in a manner consistent with the approved plan.			be before any event of 500 or more persons			

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