



## COUNTY OF HUMBOLDT

AGENDA ITEM NO.

L-2

Hearing Date: June 23, 2015

To: Board of Supervisors

From: Kevin R. Hamblin, Director, Planning and Building Department *KH*

Subject: Zone Reclassification associated with Minor Quarterly Amendment 2001-a  
Case Number ZR-99-003 [Zumbrum]  
Assessor Parcel Number 504-021-017-000  
Glendale area

### RECOMMENDATIONS:

That the Board of Supervisors:

1. Introduce Ordinance No. 2533 (Attachment B) by title and waive further reading.
2. Open the public hearing and receive the staff report and public comment.
3. Close the public hearing and deliberate.
4. Make the necessary findings to approve the Zumbrum Zone Reclassification and adopt Resolution No. 15-08 (Attachment A), making the findings for certifying compliance with the California Environmental Quality Act (CEQA) and approving the Zumbrum Zone Reclassification associated with Minor Quarterly Amendment 2001-a.

Prepared by

*Trevor Estlow*  
Trevor Estlow, Senior Planner

CAO Approval

*Amy Olsen*

#### REVIEW:

Auditor

County Counsel *DS*

Human Resources

Other

#### TYPE OF ITEM:

☐ Consent  
☐ Departmental  
☒ Public Hearing  
☐ Other

#### PREVIOUS ACTION/REFERRAL:

Board Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_

#### BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor *Sundberg*  
Seconded by Supervisor *Bass*

Ayes *Sundberg, Fennell, Bohn, Bass*  
Nays  
Abstain  
Absent *Lovelace*

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: *June 28, 2015*

By: *Kathy Hayes*

Kathy Hayes, Clerk of the Board



5. Adopt Ordinance No. 2533 (Attachment B) amending Section 311-7 of the Humboldt County Code by reclassifying property in the Glendale area from Agriculture Exclusive (AE) to Agriculture General with a combining zone specifying a five-acre minimum parcel size (AG-B-5(5)).
6. Direct the Clerk of the Board to give notice of the decision to the applicant/owner, the County Assessor's Office, and any other interested party, and direct the Planning and Building Department, Planning Division, to file a Notice of Determination pursuant to the California Environmental Quality Act (CEQA).
7. Direct the Clerk of the Board to publish a Post Adoption Summary of the Ordinance (Attachment C) within 15 days after adoption by the Board, along with the names of those supervisors voting for and against the ordinance, and to post in the Office of the Clerk of the Board of Supervisors a certified copy of the full text of the adopted ordinance.
8. Close the public hearing.

**SOURCE OF FUNDING:** The applicant is responsible for all costs associated with the processing of the project. Applicant fees are deposited into Planning and Building Department Current Planning Revenue Account 1100-277-608000.

#### **DISCUSSION:**

##### ***Project Description***

The matter for consideration by the Board is a Zone Reclassification (ZR) to reclassify lands currently zoned Agriculture Exclusive (AE) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)).

##### ***Summary***

These lands were part of a Quarterly Amendment package (2001-a) approved by the Planning Commission. However, this parcel was not included in the package that subsequently went to the Board of Supervisors for approval on March 23, 2004. It is unclear why this parcel was removed from the amendment package that went to the Board of Supervisors, however, it appears that the need to further confirm the accuracy of the parcel description and the zone boundary mapping as they relate to the abutting Timberland Production Zone (TPZ) lands was the likely reason.

This parcel as it is presently described resulted from a Lot Line Adjustment in 1991 (LLA-22-91) that separated the six acre Agriculture Exclusive (AE) zoned portion of a parcel from the 70+ acre Timberland Production Zone (TPZ) portion immediately to the north. A condition of approval for that Lot Line Adjustment was the submittal of a Zone Reclassification to change the six acre AE parcel to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)). The selection of the 5 acre minimum parcel size was to ensure consistency with the plan density. The mapped representation of the AE/TPZ boundary on the Official Zoning Map is a horizontal line running east-west. The northerly Zumbrum parcel line (post-adjustment) also runs east-west and is approximately the edge of the tree line. To determine that no TPZ land was affected by the property line within the adjusted parcel a boundary assessment, showing that the parcel's northern property line is an accurate representation of the timberland boundary, was obtained from a registered professional forester (RPF). The Assessor is in agreement with the forester's determination.

After several years of inactivity, the owners have recently requested that final action on this application be taken such that they might pursue their plans for development of the property.



The Humboldt County Planning Commission considered the proposal and held a public hearing on March 21, 2002. In a 5-0 vote, the Planning Commission recommended the Board make the necessary findings and approve the zone reclassification.

The parcel is planned Forest/Watershed by the 1977 McKinleyville General Plan and zoned AE. Per the Zoning Consistency Matrix of the Framework Plan, the characteristics of the property most closely align with the Agricultural Rural designation and a density of one dwelling unit per 5 to 20 acres. The proposed rezoning to AG-B-5(5) is consistent with this density standard.

### **Required Findings**

To approve the project the Board of Supervisors must determine that the applicants have submitted evidence in support of making **all** of the following required findings.

Per Section 312-50.3 of the Humboldt County Code Zoning Regulations, *Required Findings for All Amendments*, amendments may be approved only if the following findings are made:

1. The amendment is in the public interest;
2. The amendment is consistent with the County General Plan; and
3. The amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

*Planning Commission Recommendation:* Based on the information contained in the Planning Commission staff report (Attachment E), the Planning Commission recommended that the required findings be made and the proposed Zone Reclassification be approved. Specifically, the Planning Commission found:

- The Zone Reclassification is in the public interest, and is consistent with a comprehensive view of the General Plan; and
- That a Mitigated Negative Declaration was prepared as required by Section 15074 (b) of the CEQA Guidelines, and found that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
- The findings necessary for approval of the project can be made as indicated in the Planning Commission staff report.

### **CEQA**

A Mitigated Negative Declaration (Attachment 4) was prepared for the Quarterly Plan Amendments, as required by Section 15074 (b) of the CEQA Guidelines, which determined that there is no substantial evidence that the proposed project will have a significant effect on the environment.

### **Staff Recommendation**

Planning staff supports the project because the required findings can be made. The Zone Reclassification is in the public interest; the change reflects the change in base information reflected by small parcel size created by the Lot Line Adjustment. The amendment, as supported by planning staff, is consistent with Plan policies and with the development capabilities of the property.

Based upon the on site inspection, a review of Current Planning Division reference sources and comments from all involved referral agencies, Current Planning Staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the project. The Humboldt County Planning Commission concurred at their meeting of March 21,



2002 when they adopted Resolution No. 02-16 (Attachment E) recommending approval of the project.

**FINANCIAL IMPACT:** There will be no impact on the General Fund. The applicant is responsible for paying all actual costs involved in the processing of the application. This payment is typical for all individually-initiated plan amendment and zone reclassification applications.

**OTHER AGENCY INVOLVEMENT:** The project was referred to the applicable referral agencies for comments and recommendations. The Draft Mitigated Negative Declaration was circulated to State agencies pursuant to the California Environmental Quality Act.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:** The Board of Supervisors can find that "Base information or physical conditions have not changed." This alternative should be implemented if the Board is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, staff does not recommend further consideration of this alternative.

#### **ATTACHMENTS:**

NOTE: The attachments supporting this report have been provided to the Board of Supervisors; copies are available for review in the Clerk of the Board's Office.

Attachment A: Resolution No. 15-608

Attachment B: Ordinance No. 2533, Exhibit A (map), Exhibit B (legal description)  
Exhibit A: Map  
Exhibit B: Legal Description

Attachment C: Post-Adoption Summary of Ordinance  
Exhibit A: Map

Attachment D: Planning Commission Staff Report from March 21, 2002

Attachment E: Planning Commission Resolution No. 02-16



**ATTACHMENT A**

**Resolution No. 15-68**



**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

Certified copy of portion of proceedings, Meeting of June 23, 2015

RESOLUTION NO. 15-68

**RESOLUTION TO MAKE THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVE THE ZONE RECLASSIFICATION BY REZONING PROPERTY IN THE GLENDALE AREA FROM AGRICULTURE EXCLUSIVE (AE) TO AGRICULTURE GENERAL WITH A FIVE-ACRE MINIMUM PARCEL SIZE AG-B-5(5)) AND APPROVING THE ZUMBRUM ZONE RECLASSIFICATION ASSOCIATED WITH MINOR QUARTERLY PLAN AMENDMENT 2001a.**

**WHEREAS**, Rick Zumbrum, the owner at the time, submitted an application and evidence in support of approving the Zone Reclassification application; and

**WHEREAS**, the proposed Zone Reclassification; that is, to rezone lands from Agriculture Exclusive (AE) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)), may be approved if it can be found that: (1) The proposed change is in the public interest; (2) The proposed change is consistent with a comprehensive view of the General Plan; and (3) The amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law; and

**WHEREAS**, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, the Planning Division, the lead agency, prepared a Mitigated Negative Declaration for the subject proposal in accordance with the California Environmental Quality Act (CEQA); and

**WHEREAS**, Attachment D includes evidence in support of making all of the required findings for approving the proposed Zone Reclassification application; and

**WHEREAS**, the Planning Commission has reviewed and considered said reports and other written and spoken evidence and testimony presented to the Commission during a public hearing on March 21, 2002; and

**WHEREAS**, at their March 21, 2002 meeting, the Planning Commission recommended the Board make the necessary findings and approve the zone reclassification.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors, based on Planning and Building Department - Planning Division staff reports, supplemental reports, testimony presented at the public hearing, and having considered the recommendation of the Planning Commission, that the Board:

1. Approve the Mitigated Negative Declaration in Attachment D, as required by Section 15074(b) of the CEQA Guidelines, previously adopted by the Board of Supervisors on March 23, 2004, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. Makes the findings for the zone reclassification as detailed in Attachment 4 of the Planning Commission Staff Report based on the submitted evidence; and
3. Approves the Zone Reclassification as recommended by the Planning Commission at their March 21, 2002 meeting; and
4. Adopts the Ordinance amending Section 311 -7 of the Humboldt County Code to rezone property in the Glendale area from Agriculture Exclusive (AE) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)).



**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

Certified copy of portion of proceedings, Meeting of June 23, 2015

RESOLUTION NO. 15-68

**BE IT FURTHER RESOLVED** by the Humboldt County Board of Supervisors that:

1. The Zone District for the subject property be amended from Agriculture Exclusive (AE) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)); and
2. The Clerk of the Board is hereby directed to give notice of the decision to the applicant, the County Assessor's Office and any other interested party; and
3. Direct the Clerk of the Board to publish a summary of the Ordinance within 15 days after its adoption.

Dated: June 23, 2015



ESTELLE FENNELL, Chair  
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Sundberg, seconded by Supervisor Bass, and the following vote:

|          |             |                               |
|----------|-------------|-------------------------------|
| AYES:    | Supervisors | Sundberg, Fennell, Bohn, Bass |
| NAYS:    | Supervisors | --                            |
| ABSENT:  | Supervisors | Lovelace                      |
| ABSTAIN: | Supervisors | --                            |

STATE OF CALIFORNIA    )  
County of Humboldt     )

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



By ANA HARTWELL  
Deputy Clerk of the Board of Supervisors of the  
County of Humboldt, State of California



## ATTACHMENT B

Ordinance No. ~~2533~~ Amending Section 311-7 of the Humboldt County Code by Rezoning  
Property in the Glendale Area

Exhibit A: Map

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

Certified copy of portion of proceedings, Meeting of June 23, 2015

**ORDINANCE AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE BY  
REZONING PROPERTY IN THE GLENDALE AREA**

**ORDINANCE NO. 2533**

The Board of Supervisors of the County of Humboldt hereby ordains as follows:

**SECTION 1. ZONE AMENDMENT.** Section 311-7 of the Humboldt County Code is hereby amended by reclassifying the property described in the Attached Exhibit A from Agriculture Exclusive to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)).

The area described is also shown on the Humboldt County Zoning Maps [J-19] and on the map attached as Exhibit A.

**SECTION 2. EFFECTIVE DATE.** This ordinance shall become effective thirty (30) days after the date of its passage.

**PASSED, APPROVED AND ADOPTED** this 23<sup>rd</sup> day of June, 2015 on the following vote, to wit.

AYES: Supervisors Sundberg, Fennell, Bohn, Bass

NOES: Supervisors --

ABSENT: Supervisors Lovelace



\_\_\_\_\_  
ESTELLE FENNELL, Chair  
Board of Supervisors of the County of Humboldt,  
State of California

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors  
of the County of Humboldt, State of California

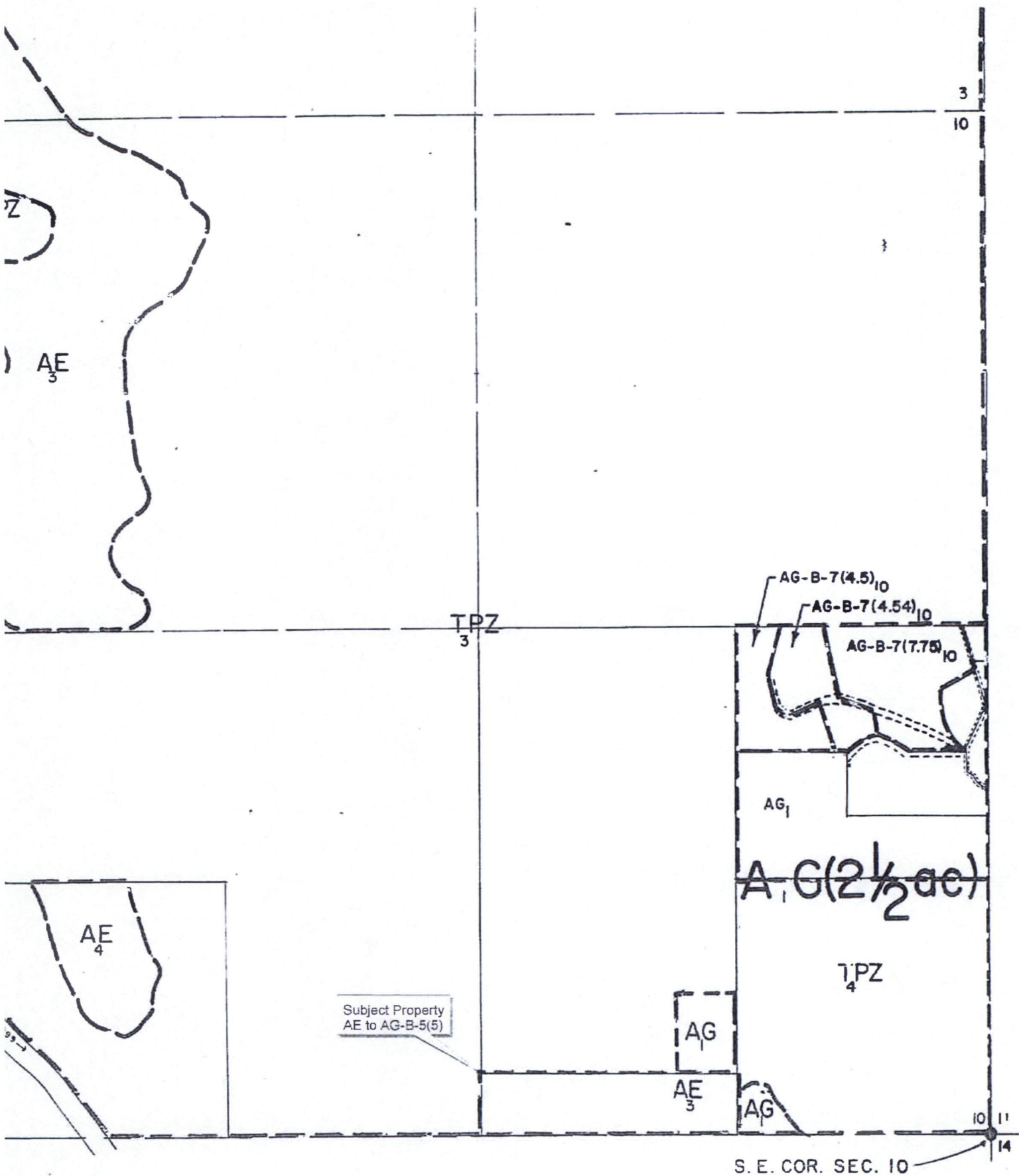
By: \_\_\_\_\_

Ana Hartwell, Deputy



**ATTACHMENT B, EXHIBIT A**

**Map**





**ATTACHMENT B, EXHIBIT B**

**Legal Description**

## PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

That portion of the Southwest Quarter of Southeast Quarter of Section 10, Township 6 North, Range 1 East, Humboldt Meridian, more particularly described as follows:

Beginning at the Southeast corner of said Southwest Quarter of the Southeast Quarter, a subdivision of said Section 10;

thence, along the East line of said subdivision, North 0 degrees 11 minutes 05 seconds East, 230.00 feet to the Southeast corner of a parcel of land conveyed by Ernest McCloskey, by deed dated March 30, 1954, to Dayton Murray and wife and recorded in Book 287 of Official Records, Page 23, in the Office of the Recorder of said County;

thence, along the South line of Dayton Murray lands, West, 325.00 feet to the Southwest corner thereof;

thence North 89 degrees 25 minutes 31 seconds West, 976.19 feet to the West line of said subdivision;

thence, along said West line, South 0 degrees 18 minutes 55 seconds West, 230.00 feet to the Southwest corner thereof;

thence, along the South line of said subdivision, South 89 degrees 34 minutes 08 seconds East, 1301.70 feet, more or less, to the Point of Beginning.

The land herein described is Parcel "A" as shown on the Record of Survey for Rick Zumbrun filed in Book 56 of Surveys, Page 147, Humboldt County Records.



**ATTACHMENT C**

**Post- Adoption Summary of Ordinance**

**Exhibit A:     Map**

## **POST-ADOPTION SUMMARY OF ORDINANCE**

(For publication after adoption)

On June 23, 2015, the Humboldt County Board of Supervisors adopted Ordinance No. \_\_\_\_\_, which amends the zoning of property in the Glendale area known as APN 504-021-017 by rezoning these lands out of Agriculture Exclusive (AE) to Agriculture General with a five-acre minimum parcel size (AG-B-5(5)). The new zone will become effective thirty (30) days after the date of adoption. The names of the Supervisors voting for and against are as follows:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.



**ATTACHMENT C, EXHIBIT A**

**Map**



**ATTACHMENT D**

**Planning Commission Staff Report from March 21, 2002**





PLANNING DIVISION  
COMMUNITY DEVELOPMENT SERVICES

**COUNTY OF HUMBOLDT**

3015 H STREET

EUREKA, CALIF. 95501-4484

PHONE (707) 445-7541

DATE: March 12, 2002

TO: Humboldt County Planning Commission

FROM: *MR. Richardson*  
Kirk Girard, Director of Community Development Services

SUBJECT: **Minor Quarterly Plan and Zone Amendments 2001-a**

The attached staff report has been prepared for your consideration of the Minor Quarterly Plan and Zone Amendments 2001-a at the public hearing on March 21, 2002. The staff report includes the following:

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Executive Summary

Draft Planning Commission Resolution

Recommended Conditions of Approval

**Maps**

Vicinity Map

Assessor Parcel Map

Zoning Map

**Attachments**

Attachment 1: Staff Analysis of Required Findings

Attachment 2: Initial Study and Negative Declaration

Please contact Michael Richardson, Senior Planner at 268-3723 if you have any questions about the scheduled public hearing item.

cc: Property Owners  
Coastal Commission



# Minor Quarterly Plan Amendment 2001-A

## AGENDA ITEM TRANSMITTAL

TO: Kirk A. Girard, Director of Community Development Services

FROM: Steve Werner, Supervising Planner

|                           |                                                   |                                |
|---------------------------|---------------------------------------------------|--------------------------------|
| MEETING DATE:<br>03/21/02 | SUBJECT:<br>MINOR QUARTERLY PLAN AMENDMENT 2001-A | CONTACT:<br>Michael Richardson |
|---------------------------|---------------------------------------------------|--------------------------------|

Before you is the following:

**PROJECT:** A quarterly minor General Plan and Zone Amendment (Case Number 2002-A) to correct the Plan and Zone designations on several parcels to conform to new property boundaries. The project will also make the Plan and Zone designations for properties owned by the Resort Improvement District consistent with the existing land use. The following table identifies the involved properties and proposed Plan and Zone designations:

| Property Owner                    | Project Number | Approval Date | Assessor's Parcel Number | Present Plan and Zoning   | Proposed Plan and Zoning    | Affected Acreage |
|-----------------------------------|----------------|---------------|--------------------------|---------------------------|-----------------------------|------------------|
| Dean                              | LLA-00-31      | pending       | 515-131-19               | TC / TPZ                  | RRC / RA-2.5                | 2 acres          |
| Hoopes                            | LLA-07-98      | 4/8/99        | 405-211-09               | AR / AGB5(5)              | RL / RS                     | 0.1 acres        |
| Resort Improvement District (RID) | CDP-43-96      | 1/8/98        | 111-181-01               | PF / PF1                  | CG/CG-Q,A,D                 | 1.38 acres       |
|                                   |                |               | 111-181-04               | CG/CG-Q,A,D               | PF / PF1                    | 1.4 acres        |
| Eureka City Schools               | PMS-25-93      | 8/7/95        | 017-041-07 & 017-015-33  | CG, RM / C-1-Q R-4-Q      | CG \ C-1-Q                  | 4 acres          |
|                                   |                |               | 017-041-08               | CG, RM / C-1-Q R-4-Q      | RM \ R-4-Q                  | 2 acres          |
|                                   |                |               | 017-015-34               |                           |                             |                  |
| Reinhard                          | LLA-77-87      | 12/13/88      | 522-121-06 & 522-121-16  | CS, RL(1) / C-2, AG, RS-T | RL(1) / RS-T                | 1.2 acres        |
|                                   |                |               | 522-121-17               | CS, RL(1) / C-2, AG, RS-T | CS / C-2                    | 1 acre           |
|                                   |                |               | 522-121-18               | RL(1) / AG, RS-T          | RL(1) / RS-T                | 0.5 acres        |
|                                   |                |               | 522-121-19               | RL(1) / AG, RS-T          | RL(1) / RS-T                | 0.25 acres       |
| Zumbrun                           | LLA-22-91      | 9/4/91        | 504-021-17               | Timber, Watershed / AE    | Timber, Watershed / AGB5(5) | 6 acres          |

**PROJECT LOCATION:** The project site is located in Humboldt County as described in the following table:

| Property Owner                    | Assessor's Parcel Number                                           | Project Location in Humboldt County                                                                                                                                                                                                                                       |
|-----------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dean                              | 515-131-19                                                         | The property is located in the Trinidad area, on the north side of Adams Fox Farm Road, approximately 800 feet northeast from the intersection of Adams Fox Farm Road with Westhaven Drive, on the property known as 83 Adams Fox Farm Road.                              |
| Hoopes                            | 405-211-09                                                         | The project site is located in the Freshwater area, on the south side of Freshwater Road, approximately 200' east from the intersection of Freshwater Road with Apple Valley Lane, on the properties known as 2466 (-04) and 2484 (-09) Freshwater Road.                  |
| Resort Improvement District (RID) | 111-181-01 & 111-181-04                                            | The properties are located in the Shelter Cove area. APN 111-181-01 is located at the SE end of the airport, on the property known as 1555 Upper Pacific Drive. APN 111-181-04 is located at the NE end of the airport, on the property known as 156 Lower Pacific Drive. |
| Eureka City Schools               | 017-041-07 & 017-015-33<br>017-041-08<br>017-015-34                | The properties are located in the Redwood Acres area of Eureka on the south side of Harris Avenue approximately 400 feet south of the intersection of Walford Street and Harris Avenue on the property known as 3200 Walford Avenue                                       |
| Reinhard                          | 522-121-06<br>522-121-16<br>522-121-17<br>522-121-18<br>522-121-19 | The properties are on the east side of State Highway 96 in the Willow Creek area approximately 100 feet north of the intersection of Kirkham Creek and Highway 96 on the property known as 3075 - 3021 State Highway 96.                                                  |
| Zumbrun                           | 504-021-17                                                         | The property is located in the Glendale area approximately 0.3 miles north of the intersection of Glendale Drive and State Highway 299 on the property known as 11 Glendale Drive.                                                                                        |

**ENVIRONMENTAL REVIEW:**

☒ Project is subject to environmental review.

**MAJOR ISSUES**

☐ None

**STATE APPEAL STATUS:**

☒ Appealable to the California Coastal Commission.

☐ Not appealable to the California Coastal Commission.



## EXECUTIVE SUMMARY

### Minor Quarterly Plan and Zone Amendments 2001a

State law allows local governments to amend their general plans up to four times per year. Between the years 1987 and 1989, the County implemented a program to package together combinations of owner-initiated minor Plan amendments and other minor Plan amendments on annual or semi-annual basis.

The present project is a reinitiation of that program. It pulls together a set of pending minor Plan and Zone amendments into a Consolidated General Plan and Zone Amendment Package for consideration. The zoning for the properties subject to the Plan amendments is also proposed to be changed to maintain consistency between the Plan and the zoning maps. The individual Plan Amendments and Zone Reclassifications under consideration and their location are described in the Agenda Item Transmittal:

The findings necessary to approve the Plan amendments are 1) the base information in the Plans has changed, and 2) the amendments are in the public interest. The finding that the base information has changed can be made because the Plan amendments for all except Resort Improvement District are needed to make the Plan boundaries conform to property boundaries that have been changed through lot line adjustment and subdivision since the Plans were developed. The finding that the Plan amendments are in the public interest is based on the fact that the Plan is more easily to implement where Plan boundaries conform to property lines.

The Resort Improvement District Plan amendment is necessary to align the Plan and zoning with land uses that have changed since the Plan was developed. The public interest finding for this project is based on the fact that Plan amendment will facilitate the continued operation of the public facilities on the subject properties.

As with Plan amendments, Zone Reclassifications must likewise be found to be in the public interest. The public interest finding for the proposed Zone Reclassifications is based on the same rationale as the public interest findings for the Plan amendments. Zone reclassifications must also be found to be consistent with the Plan. For all but the Zumburum Zone Reclassification, this finding is self evident; the proposed Zone Reclassifications are needed to achieve consistency with the Plan. With the Zumburum project on the other hand, the new AG-B5(5) zone designation may be found to be consistent with the Timberlands Plan designation because they allow the same primary and compatible uses.

Based on the on-site inspection, a review of Planning Division reference sources, and comments from referral agencies, planning staff believes that the findings can be made to approve the proposed Quarterly Plan Amendment.

#### STAFF RECOMMENDATIONS:

1. Describe the application as part of the Public Hearing;
2. Allow staff to present the project;
3. Open the public hearing;
4. After receiving testimony, make the following motion to recommend approval to the Board of Supervisors:

*"I move to make all of the required findings, based on evidence in the staff report and public testimony, and recommend that the Board of Supervisors approve the project as described in the Agenda Item Transmittal, subject to the recommended conditions of approval."*

ALTERNATIVES: The Planning Commission could recommend not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made and does not recommend further consideration of this alternative.



**Minor Quarterly Plan Amendment 2001-a**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 02-16**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE MINOR QUARTERLY PLAN AMENDMENT 2001a.

WHEREAS, State law provides for local governments to amend their General Plans up to four (4) times per year, and

WHEREAS between the years 1987 and 1989 the County approved several minor quarterly Plan amendments and

WHEREAS, the County subsequently approved the following projects which changed the property boundaries such that the Plan designations and the Zoning no longer conform to the property boundaries:

| Property Owner      | Project Number | Approval Date | Assessor's Parcel Number | Present Plan and Zoning   | Proposed Plan and Zoning    | Affected Acreage |
|---------------------|----------------|---------------|--------------------------|---------------------------|-----------------------------|------------------|
| Hoopes              | LLA-07-98      | 4/8/99        | 405-211-09               | AR / AGB5(5)              | RL / RS                     | 0.1 acres        |
| Eureka City Schools | PMS-25-93      | 8/7/95        | 017-041-07 & 017-015-33  | CG, RM / C-1-Q R-4-Q      | CG \ C-1-Q                  | 4 acres          |
|                     |                |               | 017-041-08 017-015-34    | CG, RM / C-1-Q R-4-Q      | RM \ R-4-Q                  | 2 acres          |
|                     |                |               |                          |                           |                             |                  |
| Reinhard            | LLA-77-87      | 12/13/88      | 522-121-06 & 522-121-16  | CS, RL(1) / C-2, AG, RS-T | RL(1) / RS-T                | 1.2 acres        |
|                     |                |               | 522-121-18               | CS, RL(1) / C-2, AG, RS-T | CS / C-2                    | 1 acre           |
|                     |                |               | 522-121-17               | RL(1) / AG, RS-T          | RL(1) / RS-T                | 0.5 acres        |
|                     |                |               | 522-121-19               | RL(1) / AG, RS-T          | RL(1) / RS-T                | 0.25 acres       |
| Zumbrun             | LLA-22-91      | 9/4/91        | 504-021-17               | Timber, Watershed / AE    | Timber, Watershed / AGB5(5) | 6 acres          |

AND WHEREAS on February 9, 1998 the Planning Commission approved a Conditional Use Permit and Coastal Development Permit for the Resort Improvement District on APNs 111-181-01 which was conditioned to require submittal of an application for a General Plan Amendment and Zone Reclassification to align the Plan and Zone designations with the new Golf Course clubhouse use of the site, and

WHEREAS in the Resort Improvement District also built a wastewater treatment plan on 111-181-04 and were asked to also submit an application to for a General Plan Amendment and Zone Reclassification to align the Plan and Zone designations with the new sewage disposal treatment facility use of the site, and

WHEREAS on August 1, 1998 the Resort Improvement District submitted the necessary Plan amendment and Zone Reclassification application, and

WHEREAS on April 4, 2000, the Board of Supervisors approved a General Plan Amendment Petition for Ron Dean to allow submittal of an application to amend the Trinidad Area Plan for a two (2) acre portion of APN 515-131-19 from Timberland Commercial (TC) to Rural Residential with a 2.5 acre minimum parcel size (RRC); and

WHEREAS on April 2, 2001 Ron Dean submitted the Plan amendment and Zone Reclassification application concurrently with a lot line adjustment application to change the parcel boundaries for APN 515-131-02 and 515-131-19; and



## **Minor Quarterly Plan Amendment 2001-a**

WHEREAS, the Zone Reclassifications for the Hoopes, Eureka City Schools, and Reinhard properties as described above and the Zone Reclassifications for the Resort Improvement District and the Dean property are necessary to maintain consistency between the Plan and the zoning; and

WHEREAS, the County Planning Division reviewed the submitted applications and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the County Planning Division prepared and initial study and Negative Declaration for the quarterly plan amendment package pursuant to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Division prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for approving the proposed minor quarterly plan amendment package (Case No.: QPA 2001a); and

WHEREAS, the Planning Commission reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

WHEREAS, the Planning Commission held a public hearing on this matter to receive other evidence and testimony;

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings regarding the Plan amendments be and are hereby made:

1. The Plan amendments for the Hoopes, Eureka City Schools, and Reinhard properties as described above are necessary because the base information in the Plan has changed; the Plan boundaries are no longer aligned with the property boundaries.
2. The Plan amendments for the Hoopes, Eureka City Schools, and Reinhard properties as described above are in the public interest because it will be easier for the County to implement the Plan if the land use designations are aligned with parcel boundaries.
3. The Plan amendments for the Resort Improvement District properties are necessary because the base information in the Plan has changed; the use of the APN 111-181-04 has changed to a sewage treatment facility, and the use of APN 111-181-01 has changed to a golf course clubhouse.
4. The Plan amendments for the Resort Improvement District properties are in the public interest because they will facilitate the use of the public facilities on the sites.
5. With the approval of the pending lot line adjustment application, the Plan amendment for the Dean property will be necessary because the base information in the Plan will change; the new Plan boundaries will no longer align with the property boundaries.
6. With the approval of the pending lot line adjustment application, the Plan amendment for the Dean property will be in the public interest because it will be easier for the County to implement the Plan if the land use designations are aligned with parcel boundaries. Also the Plan amendment will provide for a buffer area between the rural residential land use on the Dean property and the commercial timber land uses on the adjacent Trinidad LLC parcel, and



**Minor Quarterly Plan Amendment 2001-a**

NOW, THEREFORE BE IT FURTHER resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings regarding the Zone Reclassifications be and are hereby made:

1. With the exception of the Zumbrun project, the Zone Reclassifications for each of the individual projects identified above are consistent with the Plan because the purpose of the Zone reclassifications is to make the zone boundaries consistent with the Plan boundaries.
2. The Zumbrun proposal to change the zoning of APN 504-021-17 from Agriculture Exclusive to Agriculture General with a five (5) acre minimum is consistent with the Timberland and Watershed Plan designations in the Northern Humboldt General Plan because they both allow the same resource production land uses such as agriculture and timber production.
3. The Zone Reclassifications for the Hoopes, Eureka City Schools, and Reinhard properties are in the public interest because it will be easier for the County to implement the zoning regulations if the zone designations are aligned with parcel boundaries.
4. The Zone Reclassifications for the Resort Improvement District properties are in the public interest because they will facilitate the use of the public facilities on the sites.
5. The Zone Reclassifications for the Zumbrun property is in the public interest because it is easier to administer the zoning regulations for properties that are standard to the zone.
6. Based on the evidence presented in the Mitigated Negative Declaration included in this staff report, there is no substantial evidence that the proposed project will have a significant effect on the environment .
7. The Planning Commission makes the findings in Attachment 1 of the Planning Division staff report for Minor Quarterly Plan Amendment 2001-a based on the submitted evidence; and

BE IT FURTHER RESOLVED that this Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the Planning Commission's findings.
3. Approve the General Plan Amendments and Zone Reclassifications described in the attached maps.
4. Adopt Ordinances Nos. \_\_\_\_ amending Section 311-7 of the Humboldt County Code by reclassifying property as shown in the attached maps.
5. Direct Planning to prepare and file a Notice of Determination pursuant to CEQA for the project.
6. Direct the Clerk of the Board to give notice of the decision to the applicant and any other interested party and to publish the summary of the Ordinance within 15 days after adoption by the Board.

Adopted after review and consideration of all the evidence on March 21, 2002.

The motion was made by COMMISSIONER  
COMMISSIONER

and second by  
and the following ROLL CALL vote:.

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Kirk A. Girard, Secretary  
Humboldt Count Planning Commission

## Minor Quarterly Plan Amendment 2001-a

### CONDITIONS OF APPROVAL

APPROVAL OF THE ZONE RECLASSIFICATIONS AND PLAN AMENDMENTS ARE CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE ZONE RECLASSIFICATION CAN BE SCHEDULED FOR ACTION BY THE BOARD OF SUPERVISORS:

1. The RID shall submit a legal description of just that portion of the clubhouse property that is used for clubhouse or accessory uses; the remainder of the property will remain planned and zoned for airport and airport accessory uses.
2. Action shall be taken by the hearing officer on the pending Dean lot line adjustment and coastal development permit application (LLA-00-31). Should that project not be approved, the related Plan Amendment and Zone Reclassification included herein shall be removed from this Minor Quarterly Plan Amendment package (Case number 2001-a).



ATTACHMENT 1

Staff Analysis of the Evidence Supporting the Required Findings

**Required Findings:** To approve this project, the Planning Commission (and eventually the Board of Supervisors) must determine that the applicants have submitted evidence in support of making all of the following required findings.

**Required Findings for General Plan Amendment**

Pursuant to Section 1452 of the Framework Plan, Volume I, Plan Amendments may only be initiated by the Board of Supervisors based on a recommendation by Resolution of the Planning Commission or requested by members of the public. Section 1452.2 of the Framework Plan establishes findings, any one of which may be grounds for considering a plan amendment. Specifically, the findings are:

1. Base information or physical conditions have changed; or
2. Community values and assumptions have changed; or
3. There is an error in the plan; or
4. To maintain established uses otherwise consistent with a comprehensive view of the plan.

In addition, the Plan amendment must be found to be in the public interest.

**Required Findings for Zone Reclassification**

Section 312-50 of the Zoning Ordinance states the following findings must be made to approve changes in the Zoning Maps:

1. That the proposed change is consistent with the General Plan.
2. The proposed change is in the public interest.

**Staff Analysis**

*General Plan Amendment*

1. Base Information Has Changed. The following discussion identifies the evidence which supports finding that base information used to develop the Plan has changed:

**Evidence Which Supports the Finding That The Base Information Has Changed**

**Hoopes:** The boundaries for the Hoopes property were changed with the approval of LLA-07-98 on 4/8/1999. As shown on the map attached to the staff report, the property added to the Hoopes parcel has an Agricultural Rural designation in the Jacoby Creek Community Plan (JCCP). The new parcel lines for the Hoopes property are no longer aligned with the Residential Low Density Plan designation.

Additionally, with the approval of the General Plan Petition for this project (GPP-99-01), the Board of Supervisors found that the Plan change is necessary to maintain the existing land use. The purpose of the lot line adjustment LLA-07-98 leading to the proposed Plan change was to secure access to an existing barn. Rather than continuing to drive over their neighbor's property to get into the barn on APN 405-211-09, the Hoopes acquired fee title to the property through a lot line adjustment.



**Evidence Which Supports the Finding That The Base Information Has Changed**

**Eureka City Schools:** The boundaries for the Eureka City Schools property were changed with the approval of PMS-25-93 on 8/7/1995. Based on correspondence on file with the Planning Division, the approval of that subdivision was delayed for several years to follow the adoption of the Eureka Community Plan (ECP) in April, 1995, which was supposed to change the Plan designation for the property consisting of APN 017-041-07 & 017-015-33 to Commercial General (CG).

Similarly, the Plan designation for the property consisting of APN 017-041-08 & 017-015-34 was to be changed to Residential Multifamily (RM) with the adoption of the Plan. However, the Plan change did not get carried over into the maps that were adopted with the Plan; the evidence suggests it was simply a mapping error. As a result, PMS-25-93 created parcel lines that are not aligned with the Plan boundaries.

**Reinhard:** As shown on the map attached to the staff report, the Reinhard lot line adjustment LLA-77-97 which was approved on 12/13/1988, changed the property boundaries for the parcels 522-121-06 & 522-121-16, 522-121-17, 522-121-18, and 522-121-19. The new parcel boundaries for the Reinhard parcels 522-121-06, -16 and -17 are no longer aligned with the Commercial Services (CS or the Residential Low Density (1 acre minimum parcel size) (RL(1)) Plan designations in the Willow Creek Community Plan.

**Resort Improvement District:** The Plan amendments for the Resort Improvement District (RID) are necessary because the use of the APN 111-181-04 was changed to a sewage treatment facility in 1997, and the use of APN 111-181-01 changed to a golf course clubhouse run by the RID with the approval of CDP-43-96 in January, 1998. The proposed Plan amendments will align the Plan designations in the SouthCoast Area Plan with these new land uses.

One issue that came up with the review of the project was concerns raised by the Aviation Division of Public Works over the unnecessary loss of property planned and zoned Public Facility, which would support uses associated with the operation and maintenance of the adjacent airport. That office argued that only a small portion of the property known as APN 111-181-01 is used by the clubhouse and accessory uses; changing the Plan and zone designation for the remainder of the property would preclude the development of possible future structures necessary for expanded airport services, such as the construction of aircraft hangars. Accordingly, staff is recommending changing the Plan and zone designation for only that portion of the property presently used for clubhouse and accessory uses. It is recognized that this may cause some difficulty in administering the Plan and zoning on the property, however staff believes it is more important to protect the potential for expansion of the airport.

**Dean:** With the approval of the pending lot line adjustment (LLA-00-31), the new property boundaries will no longer align with the Plan the boundaries of the Trinidad Area Plan. As shown on the map attached to the staff report, the property added to the Dean parcel has a Timberland Commercial Plan designation in the Trinidad Area Plan (TAP). The new parcel boundaries for the Dean property will no longer align with the Rural Residential (2.5 acre minimum) (RRC) Plan designation.

Additionally, with the approval of the General Plan Petition for the project (GPP-99-03), the Board of Supervisors found that the Plan Amendment was necessary to maintain existing land uses. The purpose of the proposed lot line adjustment is to establish a larger buffer between the rural residential uses on APN 515-151-02 and the Timberland Commercial land uses on APN 515-151-19. By conceptually approving the addition of approximately 2 acres to APN 515-151-02, the Board of Supervisors reasoned that the action would reduce the potential for future land use conflicts between the residential use on APN 515-151-02 and commercial timber operations on APN 515-151-19.



2. Public Interest. The following discussion identifies the evidence which supports finding that the Plan changes are in the public interest:

**Evidence Which Supports the Finding That The Plan Changes are In the Public Interest**

**Hoopes, Eureka City Schools, and Reinhard:**

The Plan changes for the Hoopes, Eureka City Schools, and Reinhard properties are in the public interest because it will be easier for the County to implement the Plan designations if they are aligned with parcel boundaries.

Additionally, with the approval of the General Plan Petition for the Hoopes project (GPP-99-01), the Board of Supervisors found that the Plan change would be in the public interest because it will maintain the existing land use by securing fee ownership of a strip of land used to access a barn on APN 405-211-09.

**Resort Improvement District:** The Plan changes for the Resort Improvement District property are in the public interest because they will facilitate the use of the public facilities on the sites by reflecting the present land uses. The wastewater treatment facility on APN 111-181-04 will benefit by the proposed Public Facility Plan designation, which allows sewage treatment plants. Likewise the existing golf course clubhouse on APN 111-181-01 will benefit from the proposed Commercial General land use designation, which allows for retail sales and services as well as offices.

The potential future expansion of the airport will be preserved by limiting the area of APN 111-181-04 converted to Commercial General to only the area presently used for clubhouse and accessory land use. The Public Facility land use, which encourages airport operations, will be maintained on the remainder of the property.

**Dean:** The proposed Plan change for the Dean property will be in the public interest should the pending lot line adjustment be approved because it will be easier for the County to implement Plan policies if the Plan designations are aligned with parcel boundaries. Also, with the approval of the General Plan petition for this project (GPP-99-03), the Board of Supervisors found the Plan change will help maintain existing land uses. Both the rural residential land use on APN 515-151-01 and the commercial timber land use on APN 515-151-19 would benefit from an increased buffer area on -01 because it would reduce land use conflicts between the two properties..



**Staff Analysis: Zone Reclassification**

1. Consistency with the Plan. The following discussion identifies the evidence which supports finding that the Zone changes are consistent with the Plan:

**Evidence Which Supports the Finding That The Zone Reclassifications are Consistent with the Plan**

**Hoopes:** As mentioned previously, the boundaries for the Hoopes property were changed with the approval of LLA-07-98 on 4/8/1999. As shown on the map attached to the staff report, the property added to the Hoopes parcel presently has an Agricultural General (5 acre minimum parcel size) zone designation (AG-B5(5)). With the proposed Plan change, this property will have a Residential Low Density Plan designation. The Zoning and Land Use Matrix of the Framework Plan (Figure 2-10) shows the AG-B5(5) zoning is not consistent with the RL Plan designation. Consequently, it is necessary to also go forward with the Zone Reclassification of the property to RS, which is shown to be consistent with the RL Plan designation..

**Eureka City Schools:** The boundaries for the Eureka City Schools property were changed with the approval of PMS-25-93 on 8/7/1995. The proposed Plan changes for the property discussed earlier will make the Plan designation for all of the property consisting of APN 017-041-07 & 017-015-33 to Commercial General (CG). The Zoning and Land Use Matrix of the Framework Plan (Figure 2-10) shows the existing Qualified Apartment Professional (R-4-Q) zoning that applies to the southerly 4 acres of the property is not consistent with the CG Plan designation. Consequently, it is necessary to also go forward with the Zone Reclassification of the property to C-1-Q, which is shown to be consistent with the CG Plan designation. The Qualified Combining Zone restricts land uses to medical, dental and other health related offices and facilities.

Similarly, the Plan designation for the property consisting of APN 017-041-08 & 017-015-34 is proposed to be changed to Residential Multifamily (RM). The Zoning and Land Use Matrix of the Framework Plan (Figure 2-10) shows the existing Qualified Neighborhood Commercial (C-1-Q) zone designation of the northerly two acres of the property is not consistent with the proposed RM Plan designation. Accordingly, the zoning for these two acres must be changed to Qualified Apartment Professional (R-4-Q) to be consistent with the RM Plan designation as shown in Figure 2-10.

**Reinhard:** The Reinhard lot line adjustment LLA-77-97 changed the property boundaries for the parcels 522-121-06 & 522-121-16, 522-121-17, 522-121-18, and 522-121-19. Since the new parcel boundaries for parcels 522-121-06, -16 and -17 are no longer aligned with the Commercial Services (CS or the Residential Low Density (1 acre minimum parcel size) (RL(1)) Plan designations, the Plan designations are proposed to be changed: Approximately 1.2 acres of the property consisting of APN 522-121-06 and -16 is proposed to be changed from CS to RL(1), and approximately one acre of APN 522-121-17 is proposed to be changed from RL(1) to CS. As with the Hoopes and Eureka City School projects discussed above, the proposed Zone Reclassifications on these two properties are necessary to achieve consistency with the Zoning and Land Use Matrix of the Framework Plan (Figure 2-10).

The Reinhard lot line adjustment also affected two other properties: APN-522-121-18 and -19. The proposed Zone Reclassification will affect these properties by changing approximately ½ acre of -18 and ¼ acre of -19 from Agriculture General to Residential Suburban with a combining zone to allow mobilehomes (RS-T) such that the entire property is zoned RS-T. The Zoning and Land Use Matrix of the Framework Plan (Figure 2-10) shows the proposed RS-T zoning is consistent with the underlying RL Plan designation of these two properties.



**Evidence Which Supports the Finding That The Zone Reclassifications  
are Consistent with the Plan**

**Resort Improvement District:** With the proposed Plan amendments APN 111-181-04 will have a Plan designation of Public Facilities (it is currently planned Commercial Services), and a portion of APN 111-181-01 (the part with the clubhouse and accessory uses) will have its Plan designation changed from Public Facility to Commercial General to better reflect existing land uses;

The proposed Zone Reclassification of -04 from Commercial General to Public Facilities will be consistent with the PF Plan designation because both the PF Plan and zone designations provide for the same uses, such as wastewater treatment facilities. Likewise, the proposed Zone Reclassification of a portion of -01 from Public Facilities to Qualified Commercial General with combining zones identifying design review requirements and potential archaeological resources (CG-Q/D,A) is consistent with the proposed CG Plan designation because they both allow the similar uses, such as retail sales, retail services and offices..

**Dean:** With the approval of the pending lot line adjustment (LLA-00-31), the new property boundaries will no longer align with the Plan the boundaries of the Trinidad Area Plan. . As shown on the map attached to the staff report, the property added to the Dean parcel has a Timberland Commercial Plan designation in the Trinidad Area Plan (TAP), so the new parcel boundaries will no longer align with the Rural Residential (2.5 acre minimum) Plan designation. A zone change for this property from Timberland Commercial (TC) to Rural Residential with a 2.5 acre minimum parcel size (RA-2.5) is necessary to maintain consistency between the Plan and the Zone.

Additionally, with the approval of the General Plan Petition for the project (GPP-99-03), the Board of Supervisors found that the Plan Amendment was necessary to maintain existing land uses. The purpose of the proposed lot line adjustment is to establish a larger buffer between the rural residential uses on APN 515-151-02 and the Timberland Commercial land uses on APN 515-151-19. By conceptually approving the addition of approximately 2 acres to APN 515-151-02, the Board of Supervisors reasoned that the action would reduce the potential for future land use conflicts between the residential use on APN 515-151-02 and commercial timber operations on APN 515-151-19.

**Zumbrun:** By lot line adjustment LLA-22-91, the applicant separated the six acre Agricultural Exclusive (AE) zoned portion of former APN 504-021-06 from the 70+ acre Timber Production Zone (TPZ) part. A condition of approval for that lot line adjustment was the submittal of this Zone Reclassification application to change the six acre AE parcel to Agriculture General with a five acre minimum parcel size (AG-B5(5)). The purpose for requiring the zone change appears to have been to avoid creating a lot that is substandard to the zone.

The underlying Plan designation for the subject property (APN 504-021-17) is Timber and Watershed in the Northern Humboldt General Plan. The AG-B5(5) zoning is consistent with the Timber and Watershed Plan designations because they both allow resource production uses, such as agriculture, grazing and timber production.



2. Public Interest. The following discussion identifies the evidence supporting the finding that the Zone changes are in the public interest:

**Evidence Which Supports the Finding That The Zone Reclassifications are in the Public Interest**

**Hoopes, Eureka City Schools, and Reinhard:**

The Zone changes for the Hoopes, Eureka City Schools Reinhard and Dean properties are in the public interest because it will be easier for the County to implement the standards of each zone designation if they are aligned with parcel boundaries.

**Resort Improvement District:** The zone changes for the Resort Improvement District are in the public interest because they will facilitate the use of the public facilities on the sites by reflecting the present land uses. The wastewater treatment facility on APN 111-181-04 will benefit by the proposed Public Facility zone designation, which allows sewage treatment plants. Likewise the existing golf course clubhouse on APN 111-181-01 will benefit from the proposed Commercial General zone designation, which allows for retail sales and services as well as offices.

The potential future expansion of the airport will be preserved by limiting the area of APN 111-181-04 converted to Commercial General to only the area presently used for clubhouse and accessory land use. The Public Facility zoning, which encourages airport operations, will be maintained on the remainder of the property.

**Dean:** The proposed zone change for the Dean property will be in the public interest because with the approval of the pending lot line adjustment, it will be easier for the County to implement the standards of each zone district if the zone designations are aligned with parcel boundaries. Also, with the approval of the General Plan petition for this project (GPP-99-03), the Board of Supervisors found the Plan change will help maintain existing land uses. Both the rural residential land use on APN 515-151-01 and the commercial timber land use on APN 515-151-19 would benefit from an increased buffer area on -01 because it would reduce land use conflicts between the two properties. The proposed Zone Reclassification is in the public interest because it will further establish the buffer area.

**Zumbrun:** This Zone Reclassification proposes to change the six acre AE parcel to Agriculture General with a five acre minimum parcel size (AG-B5(5)). The purpose for requiring the zone change appears to have been to avoid creating a lot that is substandard to the zone. This is in the public interest because it is easier to administer the zoning standards on lots that are standard to the zone. The Zoning Ordinance provides very little direction to administer the rules in substandard parcel situations.

3. Environmental Impact:

As required by the California Environmental Quality Act, the initial study conducted by the Planning and Building Department (Attachment 2) evaluated the project for any adverse effects on the environment. Based on a site inspection, information in the application, and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential adverse effect, either individually or cumulatively, on the environment. The environmental document on file in the Department includes a detailed discussion of all relevant environmental issues.

Staff has also determined that the project, as mitigated, will not result in a change to any of the resources listed in subsections (A) through (G) of Section 753.5(d) of the California Code of Regulations [Title 14, Chapter 4]. The Department of Fish and Game \$25.00 document handling fee required by the statute will be paid by the County.



# Environmental Checklist Form REVISED 3/11/02\*

1. Project title: Minor Quarterly Plan Amendment 2001a
2. Lead agency name and address: Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax (707) 445-7446
3. Contact person and phone number Michael Richardson, phone: 707 268-3723
4. Project location:

| Property Owner                    | Assessor's Parcel Number                                                               | Project Location in Humboldt County                                                                                                                                                                                                                                       |
|-----------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dean                              | 515-131-19                                                                             | The property is located in the Trinidad area, on the north side of Adams Fox Farm Road, approximately 800 feet northeast from the intersection of Adams Fox Farm Road with Westhaven Drive, on the property known as 83 Adams Fox Farm Road.                              |
| Hoopes                            | 405-211-09                                                                             | The project site is located in the Freshwater area, on the south side of Freshwater Road, approximately 200' east from the intersection of Freshwater Road with Apple Valley Lane, on the properties known as 2466 (-04) and 2484 (-09) Freshwater Road.                  |
| Resort Improvement District (RID) | 111-181-01 & 111-181-04                                                                | The properties are located in the Shelter Cove area. APN 111-181-01 is located at the SE end of the airport, on the property known as 1555 Upper Pacific Drive. APN 111-181-04 is located at the NE end of the airport, on the property known as 156 Lower Pacific Drive. |
| Eureka City Schools               | 017-041-07 & 017-015-33<br>017-041-08<br>017-015-34                                    | The properties are located in the Redwood Acres area of Eureka on the south side of Harris Avenue approximately 400 feet south of the intersection of Walford Street and Harris Avenue on the property known as 3200 Walford Avenue                                       |
| Reinhard                          | 507 522-121-06<br>507 522-121-16<br>507 522-121-17<br>507 522-121-18<br>507 522-121-19 | The properties are on the east side of State Highway 96 in the Willow Creek area approximately 100 feet north of the intersection of Kirkham Creek and Highway 96 on the property known as 3075 - 3021 State Highway 96.                                                  |
| Zumbrun                           | 504-021-17                                                                             | The property is located in the Glendale area approximately 0.3 miles north of the intersection of Glendale Drive and State Highway 299 on the property known as 11 Glendale Drive.                                                                                        |

5. Project sponsor's name and address:

**APPLICANT****OWNER(S)**

Applicant: Humboldt County Planning  
Address: 3015 H Street  
City/State/Zip: Eureka, CA 95501  
Phone: (707) 445-7541  
FAX: (707) 445-7446

**PRESENT PLAN DESIGNATIONS:** See attached project description

**PRESENT ZONING:** See attached project description

**ASSESSOR PARCEL NUMBERS:** See attached project description

8. Description of project:

A quarterly minor General Plan and Zone Amendment (Case Number 2002-A) to correct the Plan and Zone designations on several parcels to conform to new property boundaries. The project will also make the Plan and Zone designations for properties owned by the Resort Improvement District consistent with the existing land use. The following table identifies the involved properties and proposed Plan and Zone designations:

\*Additions are show in underline, deletions are shown in ~~strikeout~~



| Property Owner                    | Project Number | Approval Date | Assessor's Parcel Number                                              | Present Plan and Zoning   | Proposed Plan and Zoning    | Affected Acreage |
|-----------------------------------|----------------|---------------|-----------------------------------------------------------------------|---------------------------|-----------------------------|------------------|
| Dean                              | LLA-00-31      | pending       | 515-131-19                                                            | TC / TPZ                  | RRC / RA-2.5                | 2 acres          |
| Hoopes                            | LLA-07-98      | 4/8/99        | 405-211-09                                                            | AR / AGB5(5)              | RL / RS                     | 0.1 acres        |
| Resort Improvement District (RID) | CDP-43-96      | 1/8/98        | 111-181-01                                                            | PF / PF1                  | CG/CG-Q,A,D                 | 1.38 acres       |
|                                   |                |               | 111-181-04                                                            | CG/CG-Q,A,D               | PF / PF1                    | 1.4 acres        |
| Eureka City Schools               | PMS-25-93      | 8/7/95        | 017-041-07 & 017-015-33                                               | CG, RM / C-1-Q R-4-Q      | CG \ C-1-Q                  | 4 acres          |
|                                   |                |               | 017-041-08 017-015-34                                                 | CG, RM / C-1-Q R-4-Q      | RM \ R-4-Q                  | 2 acres          |
| Reinhard                          | LLA-77-87      | 12/13/88      | <del>507</del> <u>522</u> -121-06 & <del>507</del> <u>522</u> -121-16 | CS, RL(1) / C-2, AG, RS-T | RL(1) / RS-T                | 1.2 acres        |
|                                   |                |               | <del>507</del> <u>522</u> -121-17                                     | CS, RL(1) / C-2, AG, RS-T | CS / C-2                    | 1 acre           |
|                                   |                |               | <del>507</del> <u>522</u> -121-18                                     | RL(1) / AG, RS-T          | RL(1) / RS-T                | 0.5 acres        |
|                                   |                |               | <del>507</del> <u>522</u> -121-19                                     | RL(1) / AG, RS-T          | RL(1) / RS-T                | 0.25 acres       |
| Zumbrun                           | LLA-22-91      | 9/4/91        | 504-021-17                                                            | Timber, Watershed / AE    | Timber, Watershed / AGB5(5) | 6 acres          |

9. Surrounding land uses and setting:

The **Dean** and **Hoopes** project sites are in a rural residential and agricultural setting. The property is also bordered by timberlands. The **Resort Improvement District** sites are currently used for wastewater treatment purposes (APN 111-181-04), and for a golf clubhouse (APN 111-181-04). The properties are bordered by an airstrip and golf course, and across the street, there are mostly low density, single family residential uses. The **Eureka City Schools** property presently has school district offices on APN 017-041-08 & 017-015-34; the other property is partly forested (the property was logged within the past five years). The properties are bordered by forested wetlands to the south, low density residential uses to the west, medical offices to the north, and low and medium density residential uses to the east. The **Reinhard** property is mostly surrounded by forest and agricultural lands, but there are several smaller residential parcels in the immediate vicinity. The **Zumbrun** property is mostly surrounded by forest lands, with some smaller size agricultural properties to the south.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.): California Coastal Commission (LCP Amendment)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                        |                                                           |                                                         |
|--------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                    | <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality                    |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Geology / Soils                |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality        | <input checked="" type="checkbox"/> Land Use / Planning |

\*Additions are show in underline, deletions are shown in ~~strikeout~~



- |                                                      |                                                             |                                                   |
|------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |                                                   |

DETERMINATION: (To be completed by the Lead Agency)  
On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project COULD have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michael Richardson  
Signature

3/11/02  
Date

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

\*Additions are shown in underline, deletions are shown in ~~strikeout~~



- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addresses. Identify which effects from the above checklist were within the scope of and adequately analyze in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plan, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats, however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue identify:
  - a) The significant criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

\*Additions are show in underline, deletions are shown in ~~strikeout~~



**1. AESTHETICS .** Would the project:

- |                                                                                                                                                          |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**2. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |                                                                                                                                                                                                                                                 |                          |                          |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of State-wide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**3. AIR QUALITY.** Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |                                                                                                                                                                                                                                                                                             |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**4. BIOLOGICAL RESOURCES.** Would the project:

- |                                                                                                                                                                                                                                                                                                                  |                          |                          |                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

\*Additions are show in underline, deletions are shown in ~~strikeout~~



|                                                                                                                                                                                                                                                                                        | Potentially<br>Significant | Potentially Sig-<br>nificant Unless<br>Mitigation<br>Incorp. | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------|------------------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?                                       | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                   | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                                     | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                                    | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                                                                                   | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| <b>5. CULTURAL RESOURCES.</b> Would the project:                                                                                                                                                                                                                                       |                            |                                                              |                                    |                                     |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?                                                                                                                                                                             | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?                                                                                                                                                                          | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                                                                                                                                                                                | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                                                                                                                                                                                                   | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| <b>6. GEOLOGY AND SOILS.</b> Would the project:                                                                                                                                                                                                                                        |                            |                                                              |                                    |                                     |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                                                       |                            |                                                              |                                    |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| iv) Landslides?                                                                                                                                                                                                                                                                        | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?                                                     | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                                                                                                                       | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

\*Additions are show in underline, deletions are shown in ~~strikeout~~



|                                                                                                                                                                                                                                                                                                                                                                                               | Potentially<br>Significant | Potentially Sig-<br>nificant Unless<br>Mitigation<br>Incorp. | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------|------------------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?                                                                                                                                                                                                          | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| <b>7. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:                                                                                                                                                                                                                                                                                                                                 |                            |                                                              |                                    |                                     |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                                                                                                                                                       | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                                                                                                                                                                               | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                                                                                                                                               | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                                                                                                                                                | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?                                                                                                                              | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                                                                                                                                                   | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                                                                                                                                                     | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?                                                                                                                                                                          | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| <b>8. HYDROLOGY AND WATER QUALITY.</b> Would the project:                                                                                                                                                                                                                                                                                                                                     |                            |                                                              |                                    |                                     |
| a) Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?                                                                                                                                                            | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?                                                                                                                     | <input type="checkbox"/>   | <input type="checkbox"/>                                     | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

\*Additions are show in underline, deletions are shown in ~~strikeout~~



|                                                                                                                                                                                                                                                                                                             | Potentially Significant  | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------|------------------------------|-------------------------------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>9. LAND USE AND PLANNING.</b> Would the project:                                                                                                                                                                                                                                                         |                          |                                                        |                              |                                     |
| a) Physically divide an established community?                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>10. MINERAL RESOURCES.</b> Would the project:                                                                                                                                                                                                                                                            |                          |                                                        |                              |                                     |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>11. NOISE.</b> Would the project result in:                                                                                                                                                                                                                                                              |                          |                                                        |                              |                                     |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?                                         | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

\*Additions are shown in underline, deletions are shown in ~~strikeout~~



## 12. POPULATION AND HOUSING. Would the project:

- |                                                                                                                                                                                                           |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## 13. PUBLIC SERVICES.

- |                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| i. Fire protection?                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Police protection?                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. Schools?                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Parks?                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v. Other public facilities?                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## 14. RECREATION.

- |                                                                                                                                                                                                                |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## 15. TRANSPORTATION/TRAFFIC. Would the project:

- |                                                                                                                                                                                                                                                                                        |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity?                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

\*Additions are show in underline, deletions are shown in ~~strikeout~~



# 16. UTILITIES AND SERVICE SYSTEMS. Would the project:

- |                                                                                                                                                                                                                                   |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

# 17. MANDATORY FINDINGS OF SIGNIFICANCE.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

\*Additions are show in underline, deletions are shown in ~~strikeout~~



## DISCUSSION OF CHECKLIST RESPONSES

### 1. a) & b): AESTHETICS: NO IMPACT

Finding: The project will not have a substantial adverse effect on a scenic vista; or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, nor will it substantially degrade the existing visual character or quality of the site and its surroundings or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Discussion: The project Dean, Hoopes, Reinhard and Zumbrun projects will simply move the general plan and/or zoning boundaries to be coterminous with lot lines that were adjusted after the plan and zone boundaries were drawn. The Resort Improvement District (RID) plan and zone changes will align the plan and zone designations with the existing land use, and the Eureka City Schools plan and zone changes will align the Plan and zone boundaries with parcels lines of property that was subdivided in coordination with the adoption of the Eureka Community Plan. None of the project sites are in areas with mapped/designated scenic vistas or scenic resources. None of the plan and zone changes will result in new sources of light or glare; no new exterior lights or other external changes to the existing building are proposed. Based on the above, and a review of the administrative record, the Department finds no evidence to indicate that the proposed subdivision will have a substantial adverse aesthetic impact.

### 2.b): AGRICULTURE RESOURCES: NO IMPACT

Finding: The project will not conflict with existing zoning for agricultural use, or a Williamson Act contract;

Discussion: There is no evidence before the Department to indicate that the proposed plan and zone changes that do not involve agriculturally zoned properties will conflict with an agricultural zoning or land use. The Zumbrun Zone Reclassification will change the zoning of a six acre parcel from Agriculture Exclusive (AE) to Agriculture General with a 5 acre minimum parcel size (AG-B5(5)), which could lead to the development of a second residence on the property. This could result in a conversion of up to two acres of agriculture lands. However, the area potentially converted so small, it will not significantly affect the agricultural productivity of the area, and the protection of agriculture uses on the property will be ensured with conditions attached to the approval of the Special Permit required for second units in all AG zones. Based on the above, the Department finds that the project will not result in a significant adverse impact on agricultural resources.

### 2.a), c): AGRICULTURE RESOURCES: LESS THAN SIGNIFICANT IMPACT

The project will not significantly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, nor involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use.

The Zumbrun and zone change involve redesignating the zoning of a 6 acre property from Agricultural Exclusive (AE) to Agricultural General with a five (5) acre minimum parcel size (AG-B5(5)). This is not likely to result in the conversion of a significant agricultural land because the property may not be subdivided, and the development of a second residence on the property will require a Special Permit, which will ensure agricultural uses of the property are not adversely affected. The Hoopes plan and zone changes only affect 1/10th of an acre of potential agricultural land, which is not a significant amount. Based on the above, the Department finds that the project will not result in a significant adverse impact on agricultural resources.

### 3.a) - e): AIR QUALITY: NO IMPACT

Finding: The project will not conflict with or obstruct implementation of the applicable air quality plan; or violate any air quality standard or contribute substantially to an existing or projected air quality violation; or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); or expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people.

Discussion: The proposed project is not expected to result in a significant adverse air quality impact. There is no development proposed with the project, and the proposed plan and zone changes will not likely allow development that is substantially different from what is presently allowed. There is no evidence before the Department that suggests the project will result in a deterioration of the air quality. Based on the above, the project is not expect to generate or result in significant adverse air quality emissions.

\*Additions are show in underline, deletions are shown in ~~strikeout~~



#### 4.a) - f): BIOLOGICAL RESOURCES: NO IMPACT

Finding: The project will **not** have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; or have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service or have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or conflict with any local policies or ordinances protecting biological resources conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion: According to the Framework Plan, the Trinidad Area Plan, the Jacoby Creek Community Plan, the Northern Humboldt General Plan and the Willow Creek Community Plan, there are no sensitive biological resources on or in the vicinity of any of the sites proposed for plan and zone changes. ~~The Eureka Community Plan shows there is a Gulch Greenway Open Space area on the Eureka City Schools site~~ contains some wetland areas mapped on a development plan on file with the Department, however this wetland area is shown as "non-buildable" on the development plan, however the new zone designation will include the same Gulch Greenway Open Space zoning which will ensure protection of these biological resources. None of the project sites are within an adopted or proposed habitat conservation plan. Based on the above, the Department finds that the project will not result in a significant environmental impact with respect to biological resources.

#### 5.a) - d): CULTURAL RESOURCES: NO IMPACT

Finding: The project will **not** cause a substantial adverse change in the significance of a historical resource as defined in §15064.5; or cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or disturb any human remains, including those interred outside of formal cemeteries.

Discussion: Since no new construction is proposed, none of the proposed plan and zone changes are likely to result in impacts to archaeological resources. Based on this evidence, the Department finds that the project will not result in a significant adverse impact with respect to cultural resources.

#### 6.a) - e): GEOLOGY AND SOILS: NO IMPACT

Finding: The project will **not** expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: seismic ground shaking, rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, seismic-related ground failure, including liquefaction, landslides; or result in substantial soil erosion or loss of topsoil; or be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; or have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Discussion: According to the Framework Plan, the Trinidad Area Plan the Northern Humboldt General Plan, the Jacoby Creek Community Plan and the Willow Creek Community Plan and the Eureka Community Plan, the sites proposed for plan and zone changes are not located in a known fault, nor in an area of potential seismic related ground failure. Since no new development is proposed, there is no increased threat due to unstable geologic unit or soil that is unstable, or that would become unstable as a result of the project, or would potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or is located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). Based on the above, the Department finds that the project will not result in a significant adverse impact with regard to the exposure of people or property to geologic and soil hazards

\*Additions are show in underline, deletions are shown in ~~strikeout~~



#### 7.a) - g): HAZARDS AND HAZARDOUS MATERIALS: NO IMPACT

Finding: The project will **not** create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, nor would it create a significant hazard to the public or the environment; or for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, nor would the project result in a safety hazard for people residing or working in the project area; or for a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area; or impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Discussion: The proposed project is not anticipated to create or expose people to hazardous materials since new hazardous materials are not proposed to be stored or used on any site. Additionally, the project will not impair implementation of or physically interfere with an adopted emergency response plan since no new construction is proposed. None of the project sites are included on a list of hazardous material sites. With the exception of the RID plan and zone change, the project sites are not within the area of concern for a public airport. The RID project will not provide for any new development that would increase the risk of exposure of persons to aircraft. Based on the above, the Department finds that the project will not result in a significant adverse impact with regard to exposure of people or property to hazards or hazardous materials.

#### 8.a) - e), g - j): HYDROLOGY AND WATER QUALITY: NO IMPACT

Finding: The project will **not** violate any water quality standards or waste discharge requirements; or substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted); or substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or place within a 100-year flood hazard area structures which would impede or redirect flood flows; or expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or inundation by seiche, tsunami, or mudflow, or otherwise degrade water quality.

Discussion: There is no evidence to indicate that any of the proposed plan and zone changes will substantially interfere with groundwater recharge, or depletion of water supplies. Based on information on file, the Department finds no evidence indicating that the project will violate any water quality or waste discharge standards, or otherwise substantially degrade water quality. The project does not involve the alteration of the course of a stream or river. Therefore, the Department finds that the proposed project will not substantially alter the existing drainage pattern. Nor is there evidence to indicate that project will result in off-site flooding, or exceed the capacity of storm drain facilities. According to the Flood Insurance Rate Maps the project sites are all located in Flood Zone C, which is defined as "areas of minimal flooding". The project sites are not within a mapped dam or levee inundation area, and outside the areas subject to tsunami run-up.

#### 9.a), c): LAND USE AND PLANNING: NO IMPACT

Finding: The project will **not** physically divide an established community nor conflict with any applicable habitat conservation plan or natural community conservation plan

Discussion: The proposed plan and zone changes will not divide an established community. There are no habitat conservation or natural community conservation plans proposed or adopted for this area. Thus the Department finds there is no evidence that the project will result in significant adverse impact with any of these land use and planning issues.

\*Additions are show in underline, deletions are shown in ~~strikeout~~



## **9.b): LAND USE AND PLANNING: SIGNIFICANT IMPACT UNLESS MITIGATION IS INCORPORATED**

**Finding:** The project may significantly conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect unless mitigation measures are incorporated into the project.

**Discussion:** The proposed RID plan and zone change for parcel 111-181-01 will result in the conversion of some vacant land out of Public Facility into Commercial General. The Public Works Aviation Division raised concerns that this may eliminate the possible future placement of aircraft hangars on that property, which would conflict with adopted Plan policies encouraging the retention and expansion of aircraft services in the County. The project has therefore been conditioned to allow only the portion of the property presently used for a clubhouse to be converted into commercial use, while retaining the other vacant portion of the property for public facilities.

## **10.a) - b): MINERAL RESOURCES: NO IMPACT**

**Finding:** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

**Discussion:** The project does not involve extraction of mineral resources. The project sites are not within nor adjacent to, a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The Department finds there is no evidence that the project will result in significant adverse impact with regard to mineral resources.

## **11.a) , b), e), & f): NOISE: NO IMPACT**

**Finding:** The project will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; or result in a significant impact with regard to a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; or for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project involve permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project would the project expose people residing or working in the project area to excessive noise levels; or for a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

**Discussion:** The proposed plan and zone changes do not involve any new development so there is no evidence the projects will result in any additional exposure to noise.

## **12.a) - c): POPULATION AND HOUSING: NO IMPACT**

**Finding:** The project will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

**Discussion:** The projects do not involve any new construction, nor will they result in a need for the construction of replacement housing or the displacement of people. Based on the above, the Department finds no evidence indicating that the project will have a adverse impact on population and housing.

## **13.a): PUBLIC SERVICES: NO IMPACT**

**Finding:** The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks, other public facilities.

\*Additions are show in underline, deletions are shown in ~~strikeout~~



Discussion: Based on all the information in the project file, no issues have been identified with regard to the provision, construction of, or maintenance, of public services. The Plan and Zone changes for the RID will facilitate the public uses of APN 111-181-01 and -04. Based on the above, the Department finds no evidence indicating that the project will result in an adverse impact with regard to public services.

#### **14. a) - b): RECREATION: NO IMPACT**

Finding: The project will **not** include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, nor will the project result in substantial increased demand for new or expanded recreational facilities

Discussion: The proposed plan and zone changes will not result in a substantial physical deterioration of existing recreational facilities because no new additions to the existing structures is proposed. Likewise, the projects are not likely to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Based on the above, the Department finds no evidence indicating that the project will have a significant adverse impact on recreation facilities or opportunities.

#### **15.c) - e): TRANSPORTATION/TRAFFIC: NO IMPACT**

Finding: The project will **not** contribute to inadequate parking capacity, nor significantly conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle result in a change in air traffic patterns, including either an increase in air traffic levels or a change in location that results in substantial safety risks; or result in inadequate emergency access.

Discussion: The projects do not involve any new development within an area of concern for a public airport. There is no evidence indicating that the proposed plan and zone changes have any features that would increase potential traffic or traffic safety hazards. Based on the above, the Department finds there is no evidence indicating that the project will result in impacts to air traffic or emergency vehicle access, and will not increase hazards due to a design feature or incompatible uses..

#### **16.a) - g): UTILITIES AND SERVICE SYSTEMS: NO IMPACT**

Finding: The project will **not** exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed; or result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or comply with federal, state, and local statutes and regulations related to solid waste.

Discussion: The proposed projects do not involve any development that could impact in wastewater treatment requirements. Nor will the project result in a demand for new or expanded wastewater, or stormdrain facilities.

#### **17.a) - c): MANDATORY FINDINGS OF SIGNIFICANCE: NO IMPACT**

Finding: The project will **not** have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; or have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects); or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

\*Additions are show in underline, deletions are shown in ~~strikeout~~



**Discussion:** Based on the project as described in the administrative record and the referenced materials discussed herein, the Department finds there is no evidence to indicate the proposed project:

- Will have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, threaten to eliminate a plant or animal community or eliminate important examples of the major periods of California history or pre-history;
- Will have the potential to achieve short-term to the disadvantage of long-term environmental goals;
- Will have impacts that are individually limited but cumulatively considerable; or
- Will have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

#### 18. DISCUSSION OF MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM

See attached Mitigation Measures, Monitoring, and Report Program.

#### 19. EARLIER ANALYSES.

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 16063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

No earlier analyses were used.

b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects are addressed by mitigation measure based on the earlier analysis.

See 19.a above

c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

See 19.a above

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**Source List:** All of the following sources, except where noted, are available for viewing at the Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501, Monday through Friday, 8:30 AM to 5:00 PM.

1. File for LLA-00-31 APN 515-131-19
2. File for LLA-07-98 APN 405-211-09
3. File for CDP-43-96 APN 111-181-01
4. File for PMS-25-93 APN 017-041-07
5. File for LLA-77-87 APN 522-121-06
6. File for LLA-22-91 APN 504-021-17
7. Eureka Community Plan
8. South Coast Area Plan
9. Humboldt County Zoning Maps
10. Humboldt County Framework Plan
11. Willow Creek Community Plan
12. Trinidad Area Plan

\*Additions are shown in underline, deletions are shown in ~~strikeout~~



13. Humboldt County Zoning Regulations
14. Jacoby Creek Community Plan
15. Northern Humboldt General Plan
16. Comments from reviewing agencies:
  - County Building Inspection Division
  - Department Public Works Land Use Division and Airport Division
  - Division Environmental Health
  - North Coast Information Center
  - California Department of Forestry and Fire Protection
  - Federal Aviation Administration

\*Additions are show in underline, deletions are shown in ~~strikeout~~



**ATTACHMENT E**

**Planning Commission Resolution No. 02-16**



**Minor Quarterly Plan Amendment 2001-a**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 02-16**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE MINOR QUARTERLY PLAN AMENDMENT 2001a.

WHEREAS, State law provides for local governments to amend their General Plans up to four (4) times per year, and

WHEREAS between the years 1987 and 1989 the County approved several minor quarterly Plan amendments and

WHEREAS, the County subsequently approved the following projects which changed the property boundaries such that the Plan designations and the Zoning no longer conform to the property boundaries:

| Property Owner      | Project Number | Approval Date | Assessor's Parcel Number | Present Plan and Zoning   | Proposed Plan and Zoning    | Affected Acreage |
|---------------------|----------------|---------------|--------------------------|---------------------------|-----------------------------|------------------|
| Hoopes              | LLA-07-98      | 4/8/99        | 405-211-09               | AR / AGB5(5)              | RL / RS                     | 0.1 acres        |
| Eureka City Schools | PMS-25-93      | 8/7/95        | 017-041-07 & 017-015-33  | CG, RM / C-1-Q R-4-Q      | CG \ C-1-Q                  | 4 acres          |
|                     |                |               | 017-041-08 017-015-34    | CG, RM / C-1-Q R-4-Q      | RM \ R-4-Q                  | 2 acres          |
| Reinhard            | LLA-77-87      | 12/13/88      | 522-121-06 & 522-121-16  | CS, RL(1) / C-2, AG, RS-T | RL(1) / RS-T                | 1.2 acres        |
|                     |                |               | 522-121-18               | CS, RL(1) / C-2, AG, RS-T | CS / C-2                    | 1 acre           |
|                     |                |               | 522-121-17               | RL(1) / AG, RS-T          | RL(1) / RS-T                | 0.5 acres        |
|                     |                |               | 522-121-19               | RL(1) / AG, RS-T          | RL(1) / RS-T                | 0.25 acres       |
| Zumbrun             | LLA-22-91      | 9/4/91        | 504-021-17               | Timber, Watershed / AE    | Timber, Watershed / AGB5(5) | 6 acres          |

AND WHEREAS on February 9, 1998 the Planning Commission approved a Conditional Use Permit and Coastal Development Permit for the Resort Improvement District on APNs 111-181-01 which was conditioned to require submittal of an application for a General Plan Amendment and Zone Reclassification to align the Plan and Zone designations with the new Golf Course clubhouse use of the site, and

WHEREAS in the Resort Improvement District also built a wastewater treatment plan on 111-181-04 and were asked to also submit an application to for a General Plan Amendment and Zone Reclassification to align the Plan and Zone designations with the new sewage disposal treatment facility use of the site, and

WHEREAS on August 1, 1998 the Resort Improvement District submitted the necessary Plan amendment and Zone Reclassification application, and

WHEREAS on April 4, 2000, the Board of Supervisors approved a General Plan Amendment Petition for Ron Dean to allow submittal of an application to amend the Trinidad Area Plan for a two (2) acre portion of APN 515-131-19 from Timberland Commercial (TC) to Rural Residential with a 2.5 acre minimum parcel size (RRC); and

WHEREAS on April 2, 2001 Ron Dean submitted the Plan amendment and Zone Reclassification application concurrently with a lot line adjustment application to change the parcel boundaries for APN 515-131-02 and 515-131-19; and



## Minor Quarterly Plan Amendment 2001-a

WHEREAS, the Zone Reclassifications for the Hoopes, Eureka City Schools, and Reinhard properties as described above and the Zone Reclassifications for the Resort Improvement District and the Dean property are necessary to maintain consistency between the Plan and the zoning; and

WHEREAS, the County Planning Division reviewed the submitted applications and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the County Planning Division prepared and initial study and Negative Declaration for the quarterly plan amendment package pursuant to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Division prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for approving the proposed minor quarterly plan amendment package (Case No.: QPA 2001a); and

WHEREAS, the Planning Commission reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

WHEREAS, the Planning Commission held a public hearing on this matter to receive other evidence and testimony;

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings regarding the Plan amendments be and are hereby made:

1. The Plan amendments for the Hoopes, Eureka City Schools, and Reinhard properties as described above are necessary because the base information in the Plan has changed; the Plan boundaries are no longer aligned with the property boundaries.
2. The Plan amendments for the Hoopes, Eureka City Schools, and Reinhard properties as described above are in the public interest because it will be easier for the County to implement the Plan if the land use designations are aligned with parcel boundaries.
3. The Plan amendments for the Resort Improvement District properties are necessary because the base information in the Plan has changed; the use of the APN 111-181-04 has changed to a sewage treatment facility, and the use of APN 111-181-01 has changed to a golf course clubhouse.
4. The Plan amendments for the Resort Improvement District properties are in the public interest because they will facilitate the use of the public facilities on the sites.
5. With the approval of the pending lot line adjustment application, the Plan amendment for the Dean property will be necessary because the base information in the Plan will change; the new Plan boundaries will no longer align with the property boundaries.
6. With the approval of the pending lot line adjustment application, the Plan amendment for the Dean property will be in the public interest because it will be easier for the County to implement the Plan if the land use designations are aligned with parcel boundaries. Also the Plan amendment will provide for a buffer area between the rural residential land use on the Dean property and the commercial timber land uses on the adjacent Trinidad LLC parcel, and



Minor Quarterly Plan Amendment 2001-a

NOW, THEREFORE BE IT FURTHER resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings regarding the Zone Reclassifications be and are hereby made:

1. With the exception of the Zumbrun project, the Zone Reclassifications for each of the individual projects identified above are consistent with the Plan because the purpose of the Zone reclassifications is to make the zone boundaries consistent with the Plan boundaries.
2. The Zumbrun proposal to change the zoning of APN 504-021-17 from Agriculture Exclusive to Agriculture General with a five (5) acre minimum is consistent with the Timberland and Watershed Plan designations in the Northern Humboldt General Plan because they both allow the same resource production land uses such as agriculture and timber production.
3. The Zone Reclassifications for the Hoopes, Eureka City Schools, and Reinhard properties are in the public interest because it will be easier for the County to implement the zoning regulations if the zone designations are aligned with parcel boundaries.
4. The Zone Reclassifications for the Resort Improvement District properties are in the public interest because they will facilitate the use of the public facilities on the sites.
5. The Zone Reclassifications for the Zumbrun property is in the public interest because it is easier to administer the zoning regulations for properties that are standard to the zone.
6. Based on the evidence presented in the Mitigated Negative Declaration included in this staff report, there is no substantial evidence that the proposed project will have a significant effect on the environment .
7. The Planning Commission makes the findings in Attachment 1 of the Planning Division staff report for Minor Quarterly Plan Amendment 2001-a based on the submitted evidence; and

BE IT FURTHER RESOLVED that this Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the Planning Commission's findings.
3. Approve the General Plan Amendments and Zone Reclassifications described in the attached maps.
4. Adopt Ordinances Nos. \_\_\_\_ amending Section 311-7 of the Humboldt County Code by reclassifying property as shown in the attached maps.
5. Direct Planning to prepare and file a Notice of Determination pursuant to CEQA for the project.
6. Direct the Clerk of the Board to give notice of the decision to the applicant and any other interested party and to publish the summary of the Ordinance within 15 days after adoption by the Board.

Adopted after review and consideration of all the evidence on March 21, 2002.

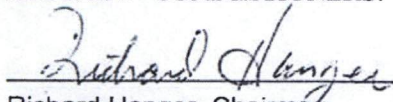
The motion was made by COMMISSIONER GEARHEART and second by COMMISSIONER SMITH and the following ROLL CALL vote:

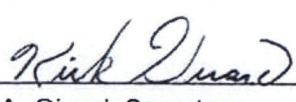
AYES: COMMISSIONERS: EMAD, GEARHEART, HANGER, RICE & SMITH

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: MURGUIA

  
Richard Hanger, Chairman

  
Kirk A. Girard, Secretary  
Humboldt Count Planning Commission