



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING DIVISION**

3015 H Street • Eureka CA 95501  
Phone: (707) 445-7541 • Fax: (707) 268-3792

Hearing Date: November 4, 2021

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building

Subject: **Minor Subdivision**  
Application Number PLN-2020-16208  
Assessor Parcel Number (APN) 077-331-028  
3501 Redwood Drive, Redway area

The attached staff report has been prepared for your consideration of the **Pablo Martin** Subdivision application at the public hearing on October 21, 2021

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Please contact Leiloni Shine, Contract Planner, by phone at (707) 671-6928, or by e-mail at [leiloni@landlogistics.com](mailto:leiloni@landlogistics.com) if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Hearing Date:</b> November 4, 2021	<b>Subject:</b> Minor Subdivision	<b>Contact:</b> Leiloni Shine, Contract Planner
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**Project Description:** A minor subdivision of an approximately 19,460 ft.<sup>2</sup> parcel into two parcels of 8,925 square feet and 10,535 square feet. The parcel is currently developed with two separate commercial buildings used by different commercial uses. An approximately 2,474 ft.<sup>2</sup> two-story office building and associated parking lot will be located on proposed parcel 1 and an approximately 985 ft.<sup>2</sup> existing machine shop and associated parking area will be located on proposed parcel 2. Both buildings currently receive water and sewer service from Redway Community Services District. Rusk Lane crosses through the eastern portion of the property within an existing 25-foot easement and provides access to existing development on proposed parcel 2. An exception pursuant to 325-9 of the county code will be needed to permit further subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement for a category 4 road. The existing building located on Parcel 1 encroaches into an existing Public Utility Easement, this will need to be resolved prior to the subdivision map being filed with the County Recorder. This project is considered exempt from the California Environmental Quality Act (CEQ) per Section 15061 (b)(3).

**Project Location:** This project is located in Humboldt County, in the Redway area, on the northeast side of Redwood Drive, approximately 150 feet northeast from the intersection of Redwood Drive and Rusk Lane, on the property known as 3501 Redwood Drive.

**Present Plan Designations:** Commercial Services (CS), Density: Heavy commercial uses and compatible light industrial uses, Garberville Redway Benbow Alderpoint Community Plan (GRBAP), 2017 General Plan.

**Density:** None Specified

**Slope Stability:** Moderate Instability (2)

**Present Zoning:** Highway Service Commercial (CH)

**Application Number:** PLN-2020-16208

**Assessor Parcel Numbers:** 077-331-028

**Applicant**  
Pablo Martin  
P.O. Box 781  
Garberville, CA 95542

**Owner**  
Same

**Agent**  
Dylan Kolstad  
P.O. Box 594  
Bayside, CA 95524

**Environmental Review:** Project will not 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. This project is considered exempt from the California Environmental Quality Act (CEQ) per Section 15061 (b)(3).

**Major Issues:** None

**State Appeal Status:** Project is not appealable to the California Coastal Commission

## EXECUTIVE SUMMARY

Martin Minor Subdivision

Application Number: PLN-2020-16208; APN 077-331-028

### Recommended Planning Commission Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

Find the project subject to a Categorical Exemption, make all of the required findings for approval Minor Subdivision based on evidence in the staff report, and adopt the Resolution approving the Martin project subject to the recommended conditions.

### Executive Summary:

The request is for the approval of a Minor Subdivision.

The purpose for the subdivision is to allow for a separation of a parcel, approximately 19,460 ft.<sup>2</sup> into two parcels of approximately 8,925 square feet and 10,535 square feet. The parcel is currently developed with two separate commercial buildings used by different commercial uses. An approximately 2,474 ft.<sup>2</sup> two-story office building and associated parking lot will be located on proposed parcel 1, and an approximately 985 ft.<sup>2</sup> existing machine shop and associated parking area will be located on proposed parcel 2. The existing building located on Parcel 1 encroaches into an existing Public Utility Easement. The proposed Parcels receive water and sewer service from Redway Community Services District. No other development is proposed.

The site plan was submitted in January 2020. The Planning division received a comment from the Building Division dated December 14, 2020, indicating the department's approval without additional comment.

**Alternatives:** Several alternatives may be considered: 1) The Planning Commission could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Planning Commission could elect to add or delete conditions of approval; 3) The Planning Commission could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 21-X**

**Project Number: PLN-2020-16208; Assessor Parcel Number 077-331-028**

**Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Martin Minor Subdivision**

**WHEREAS**, Pablo Martin submitted an application and evidence in support of approving a Minor Subdivision of a parcel (APN 077-331-028) approximately 19,460 square feet into two parcels of 8,925 and 10,535 square feet, in the Redway area; 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 project is exempt from the CEQA Guidelines (§15061(b)(3)); and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Minor Subdivision (Project No. PLN-2020-16208); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on November 4, 2021.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

**1. FINDING:** **Project Description:** The application is a Minor Subdivision of an approximately 19,460 ft.<sup>2</sup> parcel into two parcels of 8,925 square feet and 10,535 square feet, the parcel is currently developed with two separate commercial buildings used by different commercial uses.

**EVIDENCE:** a) Project File: PLN-2020-16208

**2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with, this project is considered exempt from the California Environmental Quality Act (CEQ) per Section 15061(b)(3).

**EVIDENCE:** a) Project is exempt from environmental review per Section 15061(b)(3) – Review for Exemption, of the CEQA Guidelines

**FINDINGS FOR THE MINOR SUBDIVISION**

**3. FINDING** The proposed development is in conformance with the County General Plan.

**EVIDENCE** a) The proposed development is consistent with the Commercial Services (CS) land use designation. The project does not propose new development and maintains existing commercial uses. This designation

is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal). The proposed development will not decrease the amount of single-family housing in the area. Therefore, the project is in conformance with the County General Plan (Chapter 4, Land Use Element).

**4. FINDING**

The proposed development is consistent with Garberville Redway Benbow Alderpoint Community Area Plan (GRBAP)

**EVIDENCE**

- a) The land use designation for the parcel within the GRBAP conforms with the General Plan land use designation.
- b) The GRBAP Section 2742 Commercial Services (CS) states that the Character of the CS designation includes: Heavy commercial uses and compatible light industrial uses not serving day to day needs in addition to the retail sales and services; the proposed project is consistent. The project does not propose new development and maintains existing commercial uses. The proposed development will support the existing commercial use on the site.

**5. FINDING**

The proposed development is consistent with the purposes of the existing Highway Service Commercial (CH) zone in which the site is located, or when processed in conjunction with a zone reclassification, is consistent with the purposes of the proposed zone.

**EVIDENCE**

- a) The property zoning designation of Highway Service Commercial (CH) is intended for commercial use and is in support of an existing professional business offices and machine shop, principally permitted uses (HCC 314-2.4). The proposed lot sizes of 8,925 for Parcel 1 and 10,535 square feet for Parcel 2, comply with the required minimum lot size of 5,000 square feet. The proposed parcels' width, approximately 115 feet for Parcel 1 and 82 feet for Parcel 2, also complies with the required minimum lot width of 50 feet (HCC 314-2.4).
- b) A condition of approval has been included to address the inadvertent discovery of cultural resources during construction of the proposed development.
- c) The proposed development is consistent with the maximum density requirements of the CH zone. The proposed subdivision with existing development is consistent with the minimum required development standards of the CH zone, including height, lot coverage, property line setbacks, and parking availability.

**6. FINDING**

The minor subdivision of an approximately 19,460 ft.<sup>2</sup> parcel into two parcels of 8,925 square feet and 10,535 square feet, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE** a) The property is currently developed with an existing machine shop and office building, no new development is proposed. The proposed subdivision will be consistent with the surrounding existing development. Continuing an existing use, with no expansion, will not impact the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.

**7. FINDING** The proposed development 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.

**EVIDENCE** a) The parcel's General Plan land use designation (CS) and zoning (CH) allow commercial use. The project will not negatively impact compliance with Housing Element law. The project will not affect the available housing in the Redway area and will comply with the density range of the CS land use designation, with a maximum floor area ratio of 3. The proposed development is consistent with the Garberville Redway Benbow Alderpoint Community Area Plan (Section 2400, Housing).

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

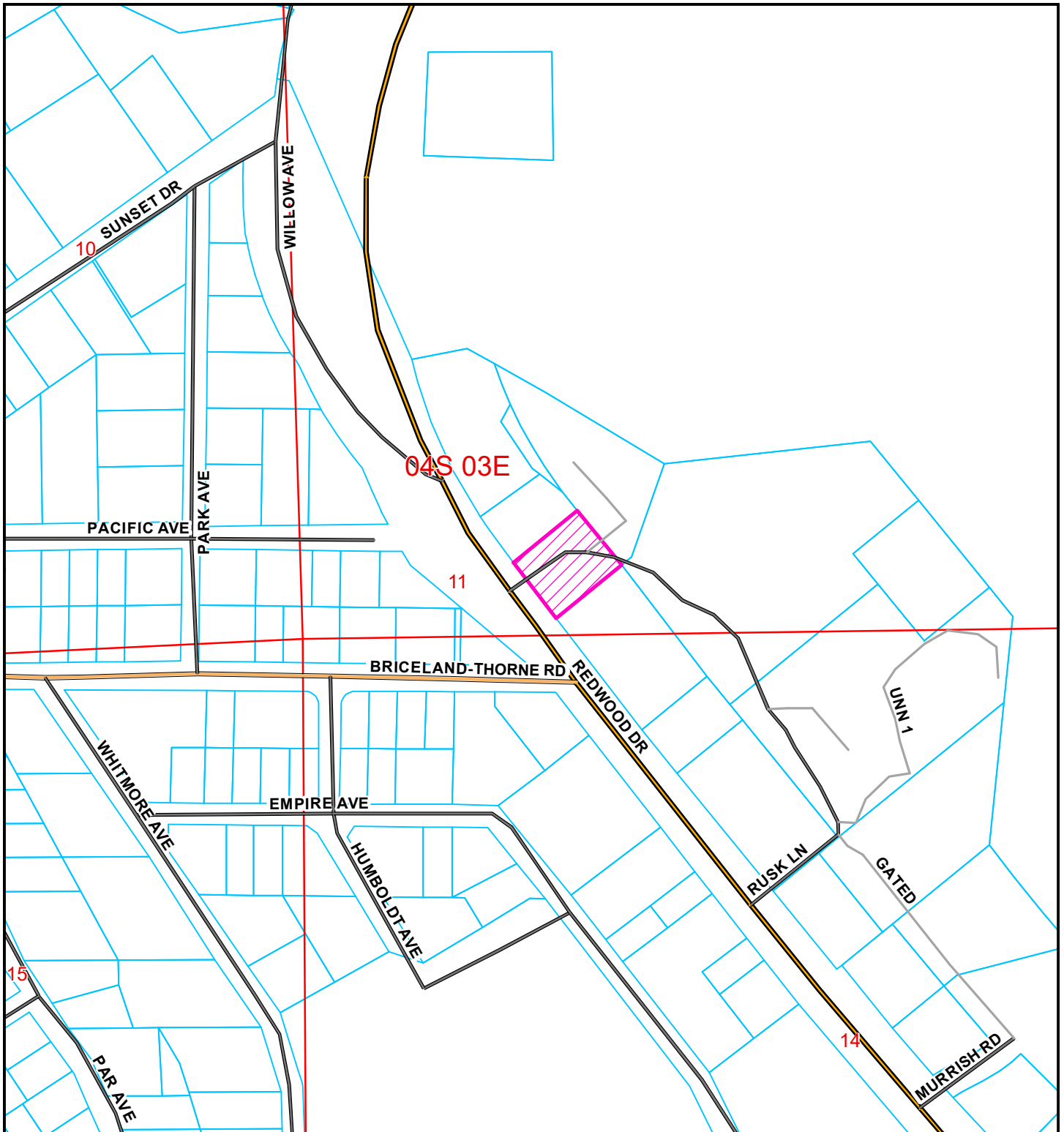
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Martin Minor Subdivision, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and
- The Planning Commission finds the proposed Minor Subdivision application is exempt from the CEQA Guidelines; and

Adopted after review and consideration of all the evidence on November 4, 2021

I, John Ford, Secretary of the County of Humboldt Planning Commission, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Planning Commission at a meeting held on the date noted above.

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John Ford, Director  
Planning and Building Department



**LOCATION MAP**

**PROPOSED MARTIN  
PARCEL MAP SUBDIVISION'  
REDWAY AREA**

**PLN-2020-16208**

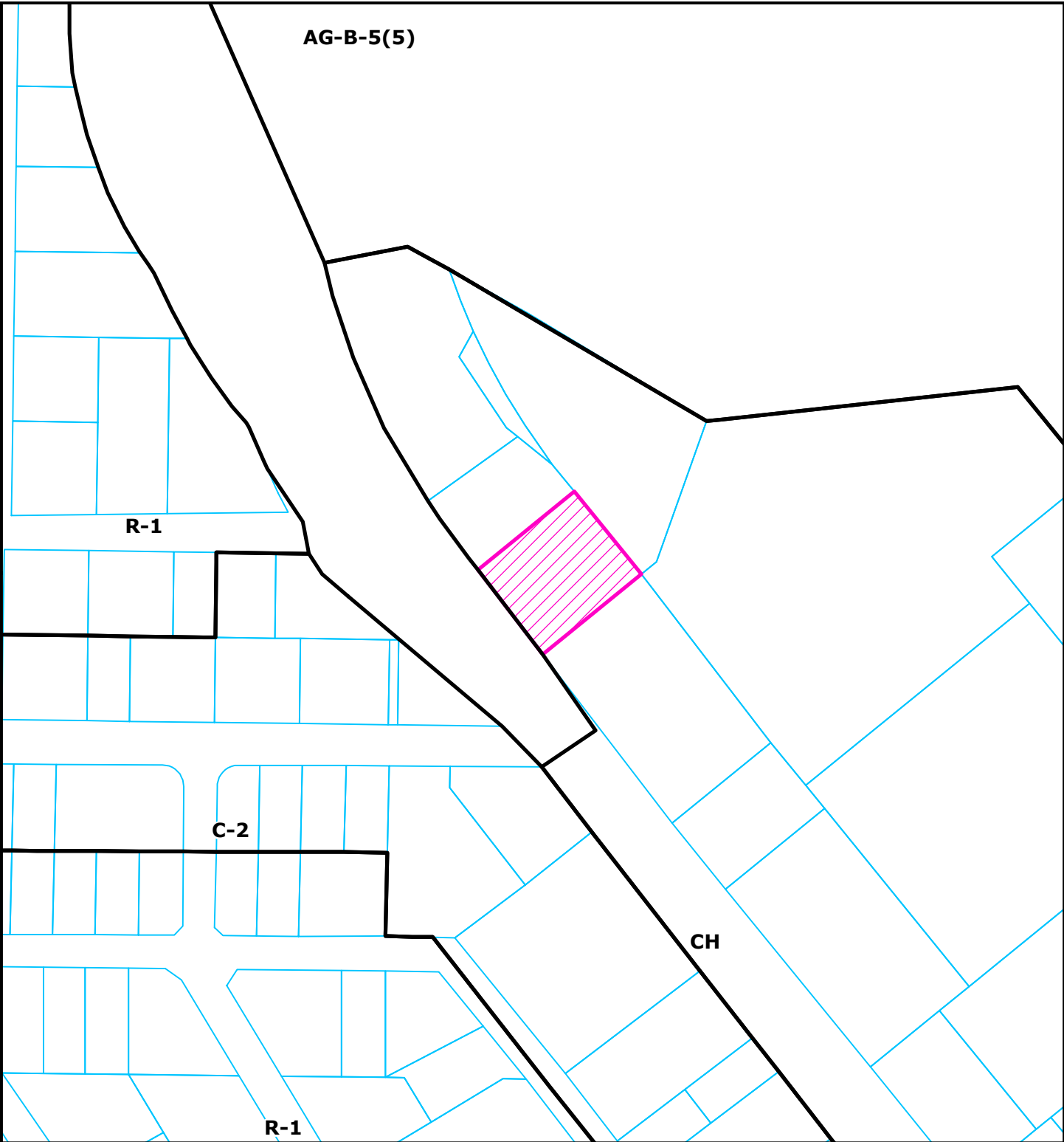
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**T04S R03E S11 HB&M (Garberville)**

**Project Area =** 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





**ZONING MAP**

**PROPOSED MARTIN  
PARCEL MAP SUBDIVISION'  
REDWAY AREA**

**PLN-2020-16208**

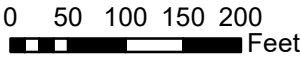
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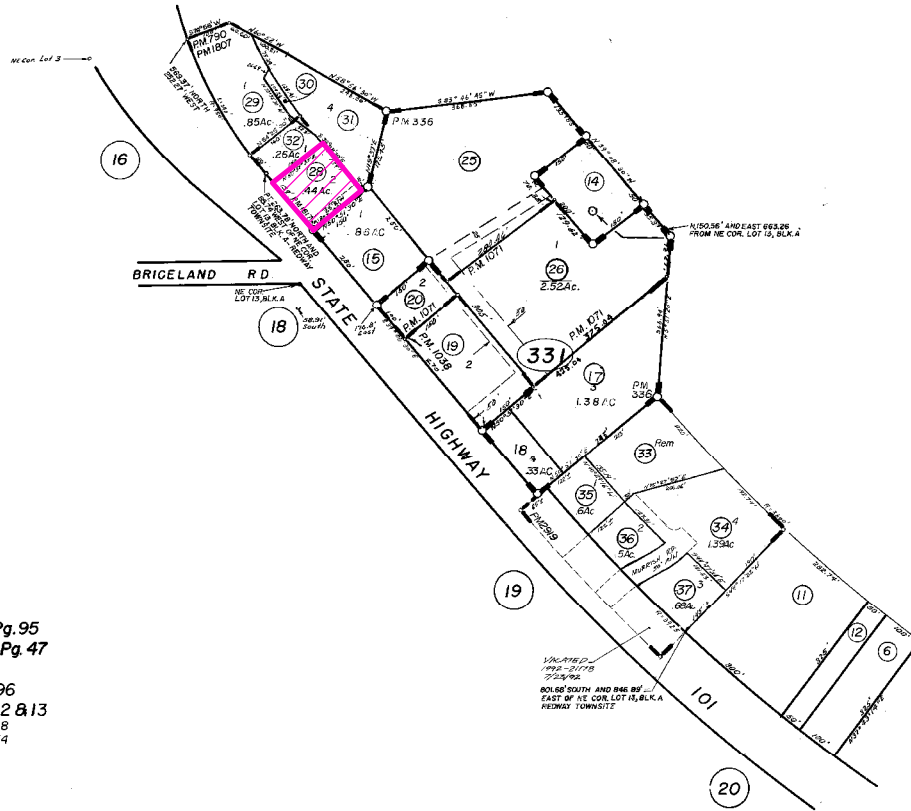


**Project Area =** 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.







PM 2919 of PM Bk. 26, Pg. 119-120  
 PM. No. 1071 of PM. Bk. 9, Pg. 95  
 PM. No. 1038 of PM. Bk. 9, Pg. 47  
 R.S. Bk. 31, Pg. 23  
 PM. No. 336 of PM. Bk. 3, Pg. 96  
 PM. No. 790 of PM. Bk. 7, Pg. 12 & 13  
 PM. No. 1807 of PM. Bk. 15, Pg. 147, 8  
 PM. No. 1817 of PM. Bk. 16, Pg. 13, 14

Assessor's Map Bk. 77 - Pg. 33  
 County of Humboldt, Calif.

**ASSESSOR PARCEL MAP**

**PROPOSED MARTIN  
 PARCEL MAP SUBDIVISION**

**REDWAY AREA**

**PLN-2020-16208**

**APN: 077-331-028**

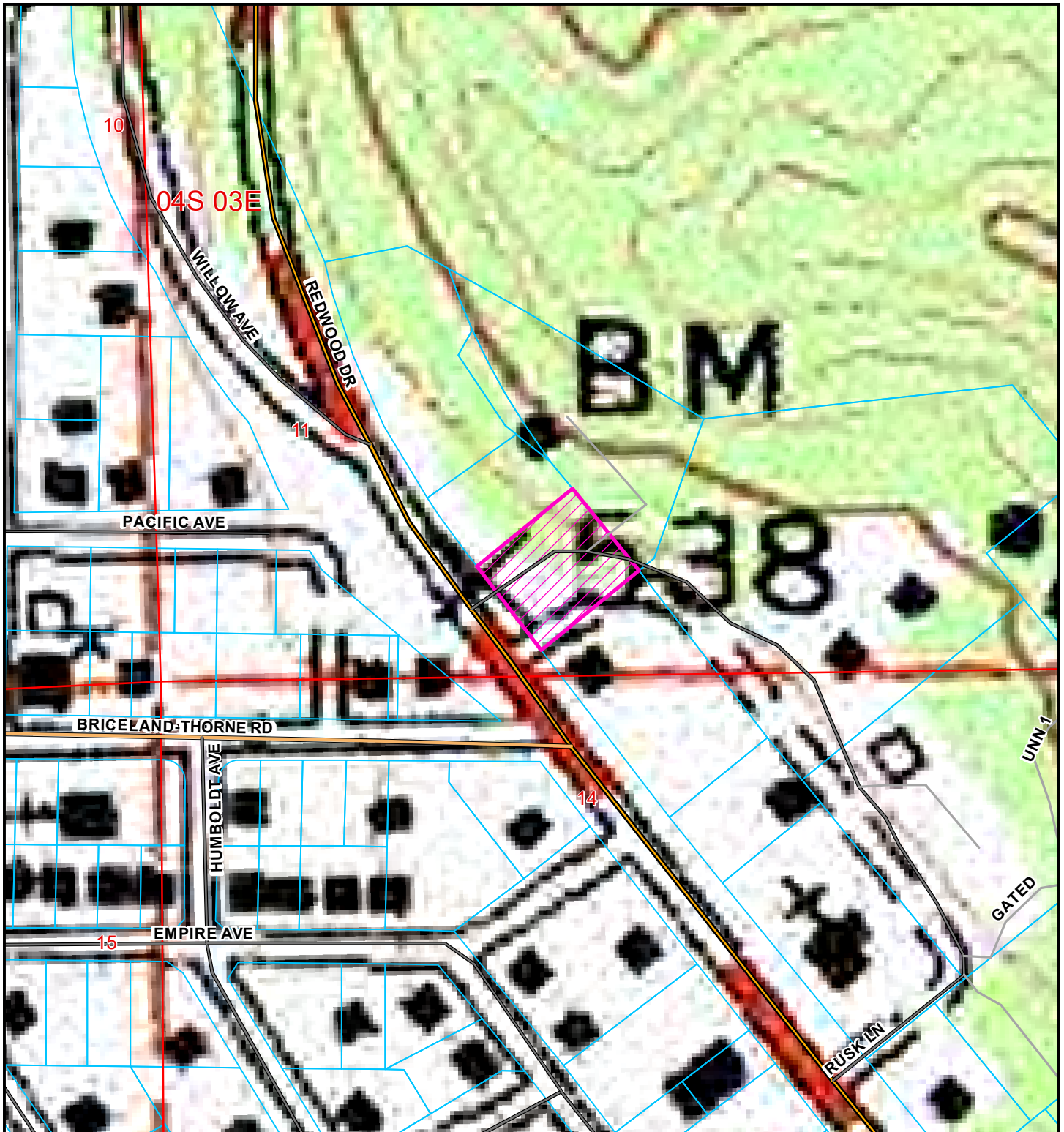
**T04S R03E S11 HB&M (Garberville)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



**MAP NOT TO SCALE**



**TOPO MAP**

**PROPOSED MARTIN  
PARCEL MAP SUBDIVISION'  
REDWAY AREA**

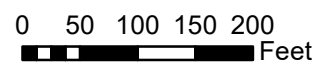
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**T04S R03E S11 HB&M (Garberville)**

**Project Area =** 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





**AERIAL MAP**

**PROPOSED MARTIN  
PARCEL MAP SUBDIVISION'  
REDWAY AREA**

**PLN-2020-16208**

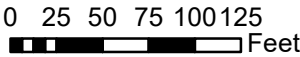
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**T04S R03E S11 HB&M (Garberville)**



**Project Area =** 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





**ATTACHMENT 1**  
**Conditions of Approval**

Approval of this Minor Subdivision is conditioned upon the following terms and requirements stated in each condition.

1. The conditions on the Department of Public Works referral dated January 29, 2021, included herein as Exhibit A of Attachment 1, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
  - I. Right of Way: The tentative map proposes a 25-foot light of way for Rusk Lane. The subdivision ordinance specifies a 50-foot wide right of way for a category 4 road. The applicant may wish to consider applying for an exception request under County Code Section 325-9 to allow for a 25-foot-wide light of way. The Department can support a 25-foot-wide light of way based upon the development potential of Rusk Lane, and the physical constraints that prohibit a wider light of way from being established.
  - II. Non-County Maintained Road Note: Parcel 2 will be taking access from an existing non-county-maintained road. If a road maintenance association currently exists, this Department recommends that the applicant secure an agreement for annexation prior to the project being presented to the Planning Commission. If an agreement for annexation cannot be reached, then the issue of road maintenance should be discussed /addressed at the Planning Commission meeting.
  - III. Building Encroachment: The existing building on Parcel 1 encroaches into an existing Public Utility Easement. This will need to be resolved prior to the map being filed with the County Recorder.

**On-going Conditions of Approval and Requirements/Development Restrictions which must be Satisfied for the Life of the Project:**

3. The project shall be conducted in accordance with the project description and approved project site plan.
4. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

5. New Development Requires a Permit.

6. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

**Informational Notes:**

7. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
9. This permit shall expire and become null and void at the expiration of two (2) years after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The periods within which construction or use must be commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
FAX 445-7409

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
FAX 445-7388

ON-LINE  
WEB: CO.HUMBOLDT.CA.US

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Steve Lazar, Senior Planner

FROM: Robert W. Bronkall, Deputy Director

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE  
APPLICATION MARTIN, APPLICATION # PLN-2020-16208 PMS,  
APN 077-331-028, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING  
OF 0.45 ACRES INTO 2 PARCELS

DATE: 01/29/2021

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*The following requirements and standards are applicable to this project and must be completed to the specifications and satisfaction of the Department of Public Works (Department) before the subdivision map may be filed with the County Recorder. If there has been a substantial change in the project since the last date shown above, an amended report must be obtained and used in lieu of this report. Prior to commencing the improvements indicated below, please contact the Subdivision Inspector at 445-7205 to schedule a pre-construction conference.*

**These recommendations are based on the tentative map prepared by Kolstad Land Surveyors dated January 2020, and not dated stamped as received by the Humboldt County Planning Division.**

NOTE: All correspondence (letters, memos, faxes, construction drawings, reports, studies, etc.) with this Department must include the Assessor Parcel Number (APN) shown above.

**READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT**

1.0 MAPPING

1.1 **EXPIRATION OF TENTATIVE MAP:** Applicant is advised to contact the Planning & Building Department to determine the expiration date of the tentative map and what time extension(s), if any, are applicable to the project. Applicant is responsible for the timely filing of time extension requests to the Planning & Building Department.

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision requirements in order to avoid the tentative map expiring prior to completion of the subdivision requirements. Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

- 1.2 MAP TYPE:** Applicant must cause to be filed a subdivision map showing monumentation of all property corners to the satisfaction of this Department in compliance with Humboldt County Code Section 326-15. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.

Applicant shall submit to this Department four (4) full-size copies of the subdivision map as filed by the County Recorder.

Prior to submitting the subdivision map to the County Surveyor for map check, applicant shall submit the subdivision map to the utility providers to provide input on necessary public utility easements. Copies of the responses from the utility providers shall be included with the first submittal of the subdivision map to the County Surveyor.

- 1.3 DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code Section 326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.5 FURTHER SUBDIVISION:** At least some of the parcels may be further divided; therefore, the applicant shall conform to Humboldt County Code Section 323-6(a)(5), Statements to Accompany a Tentative Subdivision Map.
- 1.6 PRIVATE ROADS:** Pursuant to County Code Section 324-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code Section 324-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

"If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specification as contained in the then applicable subdivision regulations relating to public streets."



**1.7 DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

<NONE>

**1.8 LINES OF OCCUPATION:** Applicant shall provide prospective buyers with notice of any fences that are not on the property lines.

**1.9 ABANDONMENT:** The tentative map shows that an existing building on Parcel 1 is encroaching within an existing 12' Public Utility Easement that is adjacent to Redwood Drive. Prior to the subdivision map being filed with the County Recorder, the applicant shall either:

- Obtain a partial quitclaim of the public utility easement within the area occupied by the building.
- Relocate the building out of the public utility easement
- Remove that portion of the building that is within the public utility easement

## **2.0 IMPROVEMENTS**

**2.1 CONSTRUCTION PLANS:** Construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. Construction plans shall be on a sheet size of 22" x 34", unless approved otherwise by this Department. Construction of the improvements shall not commence until authorized by this Department. This Department will require the submittal of 1 full size (22" x 34") set and 1 reduced (11" x 17") set of the approved construction plans prior to start of work.

The construction plans shall show the location of all proposed new utilities and any existing utilities within 10 feet of the improvements. The plans shall be signed as approved by the local fire response agency and public utility companies having any facilities within the subdivision prior to construction authorization by this Department.

Construction plans shall be tied into elevation datum approved by this Department.

Unless otherwise waived by this Department, record drawing ("As-Built") plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by this Department, one (1) set of "wet stamped" record drawings on 22" x 34" mylar sheets shall be filed with this Department.

**2.2 CONSTRUCTION PERIOD:** Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

**2.3 ADA FACILITIES:** All pedestrian facilities shall be ADA compliant. This includes, but is not limited to, providing curb ramps at intersections and sidewalks behind driveway aprons (or ADA compliant driveway aprons).

Fire hydrants, neighborhood box units for mail, utility poles (including down guys), street lights, or other obstructions will not be allowed in sidewalks unless approved by this Department.

Applicant shall replace/retrofit to meet current standards any non-ADA compliant pedestrian improvements within the public right of way (or access easements that the subject property has a legal right to use) contiguous to the project.

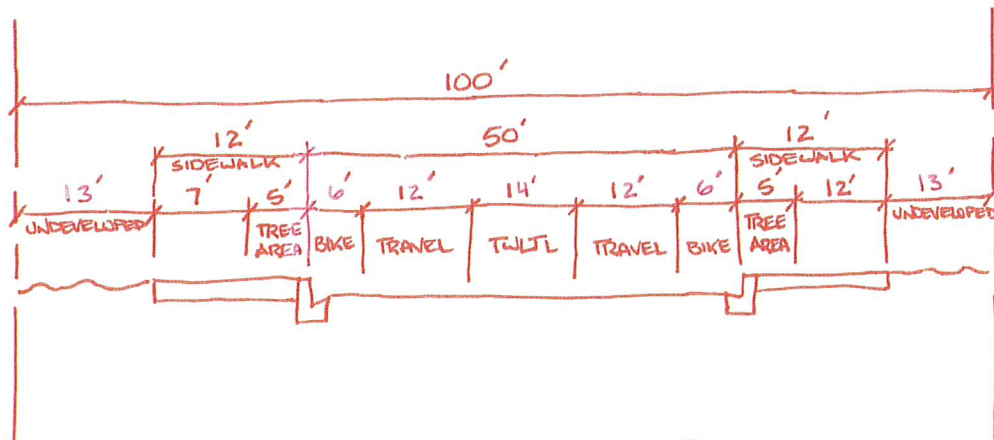
**2.4 TRAFFIC CONTROL DEVICES & SIGNS:** Traffic control devices and signs may need to be placed as required and approved by this Department. All signs and striping on County maintained roads shall be installed by the County at the expense of the developer, unless otherwise approved by the Department.

- (a) A stop sign shall be installed on Rusk Lane at its intersection with Redwood Drive. When the road is paved, a "stop" pavement marking and limit line shall be installed.
- (b) Pursuant to County Code Section 324-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation.
- (c) Additional signing and striping may be required by the Department upon review of the improvement plans. This includes, but is not limited to, centerline striping, two way left turn lane striping, bicycle lane striping, edge lines, dead end road signs, no outlet signs, speed limit signs, warning signs, etc....

**2.5 ACCESS ROADS:** The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

- (a) All intersections (including driveways) must conform to Humboldt County Code Section 341 regarding visibility.
- (b) REDWOOD DRIVE (Public) shall be improved as follows:

Redwood Drive shall be constructed having a typical section comprised of one 14' median, two 12 foot wide driving lanes, a 6 foot bike lane, 12 foot wide pedestrian sidewalk area with Caltrans Type A2-6 portland cement concrete (PCC) curb and gutter(s) and 13 foot landscape stripe.



*Diagram 1: Redwood Drive typical cross section*

- (c) The widening of Redwood Drive may require the reconstruction of the existing road to provide a uniform centerline grade compatible with the proposed curb grade. This is necessary in order to provide an adequate cross slope to the proposed gutter. Engineering plans showing existing and proposed conditions for both the centerline grade and roadway cross sections will be necessary to ensure proper drainage. In addition, existing utilities may need to be adjusted and/or relocated at the expense of the applicant.
- (d) An Urban Driveway No. 1 shall be constructed at the intersection of the parking lot to Parcel 1 with Redwood Drive.
- (e) **RUSK LANE (Private) shall be constructed as follows:**

*From Redwood Drive to the end of the parcel: A paved category 4 road with a 20' wide travel lane.*

The intersection shall be constructed as an Urban Driveway No. 1.

- (f) The access road from the County maintained road to the subject property; and all access road(s) (including driveways) within the subject property shall be certified by a Civil Engineer registered by the State of California to be in conformance with SRA Fire Safe Regulations as adopted by the County of Humboldt; in conformance with any exceptions approved by the Director of Planning & Building of the County of Humboldt; and in conformance with any exceptions approved by Cal Fire. Conformance shall include but is not limited to: width of traveled way; roadway grade; curve radius; roadway surface; turnouts; turnaround areas; and maximum length of dead-end road. Certification shall be made in a manner approved by this Department.

In the event that the Civil Engineer is unable to certify that the road(s) are in conformance, the applicant shall cause construction plans to be prepared by a Civil Engineer that show what improvements need to be constructed to bring the road(s) into conformance. The plans shall be submitted for review by this Department. Once the construction plans are authorized for construction by this Department and the applicant constructs the improvements, the engineer shall certify that the road(s) are in conformance.

Note: Off-site improvements to access roads (such as curve realignments, grade realignments, and turnouts) may require acquisition of easement(s) to construct the proposed road improvements. The applicant is responsible for acquiring any easements and permits that may be necessary to construct the improvements.

- (g) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (h) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.

- (i) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

**2.6 DRIVEWAYS:** All access openings (existing and proposed) shall conform to Humboldt County Code Section 341 regarding visibility. All access openings (existing and proposed) shall intersect the road at a 90° angle, unless otherwise approved by this Department.

All access openings (existing and proposed) shall be paved with hot mix ("asphalt") for the width of the driveway and a distance of 25 feet from the edge of the County road. Existing driveways serving developed parcels need to be paved prior to filing of the subdivision map. The width of the driveway shall be as approved by this Department.

Any proposed access openings to the County road will require encroachment permits from this Department. The proposed access openings will be evaluated after application is received.

That portion of a structure used for the parking of vehicles must be setback a minimum of 20 feet from easements created as a condition of tentative map approval for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. If a development plan is prepared for this project, the development plan shall note this minimum setback condition and indicate graphically the location of the setback line on the lots.

All access openings (existing and proposed) shall be shown on the improvement plans.

**2.7 STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

- (a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 feet of Caltrans Type B hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.

When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.

- (b) Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way**, unless approved in writing by this Department.

**2.8 UNKNOWN IMPROVEMENTS:** Other on-site and/or off-site improvements may be required which cannot be determined from the tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review.

- 2.9 UTILITIES:** The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.

Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.

- 2.10 PERMITS:** An encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.

- 2.11 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES:** When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Postmaster. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. If the NBUs will not be installed by the Post Office, the subdivider shall install the NBUs as part of the subdivision.

Note: The Post Office may not require an NBU for this project.

- 2.12 GATES:** Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate. Existing gates shall be evaluated for conformance.

- 2.13 COMPLETION OF IMPROVEMENTS ON PARCEL MAP SUBDIVISION:** When improvements are not constructed before the subdivision map is filed with the County Recorder, the following apply:

- (a) Pursuant to Government Code section 66411.1 (improvement timing), fulfillment of reasonable on-site and off-site construction requirements may be imposed prior to Parcel Map filing with the County Recorder if found necessary for the public health or safety or orderly development of the area. The following improvements are necessary for the public health or safety or orderly development of the area and shall be completed: (1) within twenty-four (24) months after the filing date of the Parcel Map, or (2) prior to issuance of a building permit on any property subject to this notice, or (3) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

The road and pedestrian improvements along Redwood Drive fronting the subject parcel.

- (b) The following note shall be placed on the development plan:

"This subdivision was approved with requirements to construct improvements. At the time the parcel map was filed, the improvements were not completed. The subdivision improvements must be completed within the timelines specified in the *Notice of Construction Requirements*. Building permits or other development permits cannot be obtained until the required improvements are constructed to the satisfaction of the County. The improvements required in the *Notice of Construction Requirements* are shown on the improvement plans prepared by \_\_\_\_\_, dated \_\_\_\_\_, and are signed as approved by the County on \_\_\_\_\_. Contact the Land Use Division of the Department of Public Works for details."

- (c) The Department shall cause to be recorded at the time of filing of the parcel map with the County Recorder a *Notice of Construction Requirements*.

### 3.0 DRAINAGE

3.1 **DRAINAGE ISSUES:** Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.

3.2 **DRAINAGE REPORT:** Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. The report and plan must be prepared by a Civil Engineer registered by the State of California. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

A storm water filtration system shall be constructed to the satisfaction of this Department. A note shall be placed on the development plan indicating this.

3.3 **OFF-SITE DRAINAGE RIGHTS:** To ensure orderly development of adjacent upland properties, Applicant shall provide to the satisfaction of this department drainage facility stub-outs to serve upstream property owners.

### 4.0 GRADING

<NONE>

### 5.0 MAINTENANCE

5.1 **MAINTENANCE OF IMPROVEMENTS:** The improvements to be constructed as part of this subdivision will not be maintained by the County. Pursuant to Humboldt County Code Section 324-2 (b) regarding Private Lanes, the Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department. More than one maintenance plan may be required.

Based upon the tentative map, it appears that the following will need to be maintained by a maintenance plan:

A maintenance plan for the non-county maintained road known as Rusk Lane.

If a maintenance association currently exists for the access road, applicant shall attempt to the satisfaction of this Department to annex the subdivision into the existing road maintenance association. That portion of this condition regarding road maintenance may be waived if the applicant provides evidence satisfactory to this Department that the subject property already belongs to a maintenance association for the access road(s).

A maintenance plan is not required for driveways; as driveways serve only one parcel. A maintenance plan is *optional* for roads that serve only two parcels. A maintenance plan is required for roads serving three or more parcels.

## 6.0 DEVELOPMENT PLAN

<NONE>

## 7.0 LANDSCAPING

**7.1 LANDSCAPING PLAN:** A landscape plan is required for all landscaping within the public right of way pursuant to Section 13 of the Appendix to Title III, Division 2, Humboldt County Code. The plans must show the proposed irrigation facilities. The plan shall be prepared by a landscape architect or other qualified professional as approved by this Department. Monument signs, if proposed, and landscaping shall be shown on the plan and shall conform with Humboldt County Code Section 341 regarding visibility. All work and materials shall be warranted for a minimum of 1 year from filing of the subdivision map, unless otherwise approved by this Department. The landscape plan shall be approved by this Department. It must include a minimum of the following:

- (a) List of species to be planted (common name and scientific name).
- (b) An irrigation system. All landscaping that is not drought tolerant shall be maintained by a permanent automatic irrigation system.
- (c) Planting and fertilization method
- (d) Maintenance Manual
- (e) Staking Method for trees
- (f) The plant types must be approved by this Department
- (g) Landscaping within the right of way shall consider appropriate screening for utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, etc.

**7.2 SPECIES:** A list of approved trees and shrubs shall be shown on the development plan as the only trees and shrubs permitted in the parkway area, unless otherwise approved by this Department. Utilize native species when appropriate.

**7.3 MAINTENANCE:** Landscaping along the frontage of public streets is the responsibility of the adjacent lot owner. Landscaping along the frontage of private roads is the responsibility of the

road maintenance association for the private road or is the responsibility of the adjacent lot owner.

This Department **may** maintain landscaping along collector or arterial roads when permanent funding source is made available.

**7.4 LANDSCAPING GOALS:** When on-site landscaping is required, any unimproved county right of way contiguous with the property shall be incorporated into the landscaping plan. Any landscaping shown within the County right of way shall be in addition to any required landscaping areas and shall not be counted towards meeting a landscaping goal.

// END //





DEPARTMENT OF PUBLIC WORKS  
**C O U N T Y O F H U M B O L D T**

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ON-LINE  
WEB: CO.HUMBOLDT.CA.US

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
FAX 445-7388  
LAND USE 445-7205

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**LAND USE DIVISION INTER OFFICE MEMORANDUM**

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TO: Steve Lazar, Senior Planner

FROM: Robert W. Bronkall, Deputy Director 

DATE: 01/29/2021

RE: 077-331-028 MARTIN PLN-2020-16208 PMS

**PRELIMINARY SUBDIVISION REPORT:** A *preliminary report* was submitted in lieu of a *preliminary subdivision report* as specified in County Code Section 323-6(c).

**RIGHT OF WAY:** The tentative map proposes a 25 foot right of way for Rusk Lane. The subdivision ordinance specifies a 50 foot wide right of way for a category 4 road. The applicant may wish to consider applying for an exception request under County Code Section 325-9 to allow for a 25 foot wide right of way. The Department can support a 25 foot wide right of way based upon the development potential of Rusk Lane, and the physical constraints that prohibit a wider right of way from being established.

**NON-COUNTY MAINTAINED ROAD NOTE:** Parcel 2 will be taking access from an existing non-county maintained road. If a road maintenance association currently exists, this Department recommends that the applicant secure an agreement for annexation prior to the project being presented to the Planning Commission. If an agreement for annexation cannot be reached, then the issue of road maintenance should be discussed/addressed at the Planning Commission meeting.

**BUILDING ENCROACHMENT:** The existing building on Parcel 1 encroaches into an existing Public Utility Easement. This will need to be resolved prior to the map being filed with the County Recorder.

// END //

**ATTACHMENT 2**  
**Applicant's Evidence In Support of the Required Findings**

The applicant has submitted the following written evidence in support of making the required findings, and copies of relevant are attached.

1. Application [in file]
2. Project Description (in file)
3. Plot Plan checklist [in file]
4. Plot Plan (in file)

**ATTACHMENT 3**  
**Referral Agency Comments and Recommendation**

Listed below are all of the agencies that were sent referrals on the project.

<b>Referral Agency</b>	<b>Recommendation</b>	<b>Location</b>
County Building Inspections Division	Approval	file
County Public Works, Land Use Division	Conditional Approval	file
County Environmental Health	Approval	N/A
Redway Community Services District	None	N/A
Redway Fire Protection District	None	N/A
Regional Water Quality Control Board	None	N/A
California Department of Fish & Wildlife	None	N/A
CalFire	None	N/A
CalTrans, District 1	None	N/A
Bear River Band	None	N/A
Intertribal Sinkyone Wilderness Council	None	N/A
Northwest Information Center (NWIC)	None	N/A
PG&E	None	N/A

**ATTACHMENT 4**  
**Initial Study**

## **Project Information**

**Project Title:** Martin Tentative Map Minor Subdivision (PLN-2020-16208)

### **Lead Agency**

Humboldt County Planning and Building Department – Planning Division  
3015 H Street  
Eureka, CA 95501  
(707) 445-7541

### **Property Owners**

Pablo Martin  
PO Box 781  
Garberville, CA 95542

### **Project Applicant**

Pablo Martin  
PO Box 781  
Garberville, CA 95542

### **Project Location**

This project is located in Humboldt County, in the Redway area, on the northeast side of Redwood Drive, approximately 150 feet northeast from the intersection of Redwood Drive and Rusk Lane, on the property known as 3501 Redwood Drive.

### **General Plan Designation**

Commercial Services (CS), Density: Heavy commercial uses and compatible light industrial uses, Garberville Redway Benbow Alderpoint Community Plan (GRBAP), 2017 General Plan, Slope Stability: Moderate Instability (2).

### **Zoning**

Highway Service Commercial (CH)

### **Project Description**

The project consists of a Minor Subdivision. The project proposes subdivision of a 19,460 ft<sup>2</sup> parcel into two (2) parcels as noted below:

Parcel 1: 8,925 ft<sup>2</sup>

Parcel 2: 10,535 ft<sup>2</sup>

A minor subdivision of an approximately 19,460 sq ft. parcel into two parcels of 8,925 square feet and 10,535 square feet. The parcel is currently developed with two separate commercial buildings used by different commercial uses. An approximately 2,474 sq ft. two-story office building and associated parking lot will be located on proposed Parcel 1, and an approximately 985 ft.<sup>2</sup> existing machine shop and associated parking area will be located on proposed Parcel 2. Both buildings currently receive water and sewer service from Redway Community Services District. Rusk Lane crosses through the eastern portion of the property within an existing 25-foot easement and provides access to existing development on proposed parcel 2. An exception pursuant to 325-9 of County Code will be needed to permit further subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement for a category 4 road. The existing building located on Parcel 1 encroaches into an existing Public Utility Easement, this will need to be resolved prior to the subdivision map being filed with the County Recorder.

**Baseline Conditions: Surrounding Land Uses and Setting**

The project is located on the west side of Redwood Drive and Rusk Lane borders the east proposed parcel boundary line. The site is currently developed with two separate commercial buildings with different commercial uses, parking lots, and associated commercial improvements. The north portion of the site slopes upwards towards the northeast with steeper portions towards the northeast borders of the property. The property fronts Redwood Drive with Rusk Lane as an access.

Surrounding land use and setting:

- North: Commercial cannabis retail
- East: Vacant lands, full tree canopy coverage
- South: Retail commercial use
- West: Across Redwood Drive, residential and commercial uses

**Other Public Agencies Whose Approval Is or May Be Required** (permits, financing approval, or participation agreement): County Counsel, Humboldt County Public Works Department, Division of Environmental Health, Building Division, Redway Community Services District, Redway Fire Protection District, Regional Water Quality Control Board, California Department of Fish & Wildlife, CalFire, CalTrans Dist 1, Bear River Band, Intertribal Sinkyone Wilderness Council, Northwest Information Center, PG&E.

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?**

Yes. The project was referred to local Tribes, the Bear River Band, and Intertribal Sinkyone Wilderness Council. No referral responses were received from local Tribes and no archaeological survey or records search for the subject property have been completed. The standard accidental discovery of cultural/archaeological resources is provided as a condition of approval for the Tentative Map.

*Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.*

**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 type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources    | <input checked="" type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils           | <input type="checkbox"/> Greenhouse Gas Emissions            | <input type="checkbox"/> Hazards/Hazardous Materials        |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning                   | <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                      | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service       | <input type="checkbox"/> Wildfire                            | <input type="checkbox"/> Mandatory Findings of Significance |

**Determination:** On the basis of this initial evaluation:

- Review of the project has determined that there would be no potentially significant impacts as determined by this Initial Study, and the project qualifies for use of a **Statutory Exemption** pursuant to the provisions of CEQA.
- 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 (EIR)** 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 those 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.

  
 \_\_\_\_\_  
 Signature

October 7, 2021  
 \_\_\_\_\_  
 Date

Leiloni Shine, Contract Planner  
 Printed Name

Humboldt County Planning  
 and Building Department

## 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 account of 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, 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).
- (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. (California Code of Regulations, title 14 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. **N/A**
  - 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 were addressed by mitigation measures based on the earlier analysis. **N/A**
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures 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. **N/A**



## Environmental Checklist

**Checklist and Evaluation of Environmental Impacts:** An explanation for all checklist responses is included, and all answers 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. The explanation of each issue identifies (a) the significance 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 significance. In the **Checklist**, the following definitions are used:

**"Potentially Significant Impact"** means there is substantial evidence that an effect may be significant.

**"Potentially Significant Unless Mitigation Incorporated "** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**"Less Than Significant Impact"** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

**"No Impact"** means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

I. <b>Aesthetics.</b> Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

### Discussion:

**(a-d) No Impact:** The project site is not within an area mapped or designated with scenic vistas or resources nor is it in the Coastal Zone where specified areas of scenic values are mapped and certified by the state. The site has direct access to the east side of Redwood Road and Rusk Lane. The views of the site's direct access point on Redwood Road are partially blocked by an existing tree. The proposed subdivision is consistent with the current zoning and General Plan land use designation and is consistent with the planned buildout of the area. Both of the proposed parcels are currently developed with structures. The parcels will be served by a Local Road, Rusk Lane, connection to Redwood Road, a County Major Collector Road. The County finds no evidence that the division of the parcel within the area will have substantial adverse aesthetic impacts and there is no indication that the project will significantly increase light or glare or effect nighttime views in the vicinity.

<p><b>II. Agriculture and Forestry Resources.</b> 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

**Discussion:**

**(a-e) No Impact:** Neither the subject property nor adjacent lands are within a Williamson Act Contract. The site does not contain prime farmland soils. Furthermore, agricultural protection policies identified in the General Plan involve lands planned Agriculture Exclusive and not Commercial Services (CS), as the subject parcel is planned. The site's CS designation is used for commercial designations for heavy commercial uses and compatible light industrial uses not serving day to day needs. The site does not contain unique farmland. The proposed subdivision is consistent with the existing zoning and General Plan designation. Professional and business offices is a primary and compatible use within the CS designation and is principally permitted in the site's Highway Commercial (CH) zoning district. Automobile and boat repair, and sales, are an allowed use, and the subdivision will not limit future agricultural opportunities on the parcels. The County finds no evidence that the project will result in a significant adverse impact on agricultural resources.

<b>III. Air Quality.</b> Where available, the significance 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) 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?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

**Discussion:**

**(a-d) No Impact:** The project site is located within the North Coast Air Basin and the jurisdiction of the North Coast Unified Air Quality Management District (NCUAQMD). The North Coast Air Basin generally enjoys good air quality, but has been designated non-attainment (does not meet federal minimum ambient air quality standards) for particulate matter less than ten microns in size (PM<sub>10</sub>). To address this, the NCUAQMD adopted a Particulate Matter Attainment Plan in 1995. This plan presents available information about the nature and causes of PM<sub>10</sub> standard exceedance, and identifies cost-effective control measures to reduce PM<sub>10</sub> emissions, to levels necessary to meet California Ambient Air Quality Standards. These include transportation measures (e.g., public transit, ridesharing, vehicle buy-back programs, traffic flow improvements, bicycle incentives, etc.), land use measures (infill development, concentration of higher density adjacent to highways, etc.), and combustion measures (open burning limitations, hearth/wood burning stove limitations; NCUAQMD 1995).

The proposed subdivision divides a parcel into two parcels all suitable for commercial retail development, with both parcels containing existing structures. The project would not: (1) obstruct implementation of the applicable air quality plan; (2) violate air quality standards; (3) contribute substantially to an existing or projected air quality violation; (4) expose sensitive receptors to substantial pollutant concentrations; or (5) create objectionable odors.

IV. Biological Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means Fish?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

**Discussion:**

**(a) No Impact:** The project is not anticipated to 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. Both proposed parcels are developed with existing structures.

**(b– d) No Impact:** The project site has no defined watercourses and contains open space with a limited number of tree species present for landscaping purposes.

**(e) No Impact:** The project was initially referred to the CDFW for review. The proposed subdivision would 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 Wildlife or U.S. Fish and Wildlife Service. The proposed project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. In order to comply with the Migratory Bird Treaty Act and Fish and Game Code.

**(f) No Impact:** The project site is not within an adopted or proposed habitat conservation plan. The area is developed to commercial levels. The County finds no evidence that the project will result in a significant adverse impact on any habitat conservation plan.

<b>V. Cultural Resources.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

**Discussion:**

**(a) No Impact:** No historical resources have been documented on site. The site is currently developed with existing commercial services, therefore, the project will have no impact on historical resources defined in California Environmental Quality Act (CEQA) §15064.5.

**(b, c) No Impact:** Pursuant to AB 52, the project was referred to local Tribes, the Bear River Band and Intertribal Sinkyone Wilderness Council, no referral responses have been received. The standard accidental discovery of cultural/archaeological resources is provided as a condition of approval for the Tentative Map:

“If suspected archaeological resources are encountered during the project: 1. Stop work within 100 feet of the find; 2. Call the CalFire project representative, a professional archaeologist and representatives from the Bear River Band and Intertribal Sinkyone Wilderness Council; 3. The professional historic resource consultant, Tribe and CalFire officials will coordinate and provide an assessment of the find and determine the significance and recommend next steps.”

“If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5: 2. Call the Humboldt County Coroner at (707) 445- 7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours. 5. The NAHC is responsible under CA PRC 5097.98. (a)for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.”

“The applicant is ultimately responsible for ensuring compliance with this condition.”

VI. Energy. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

**Discussion:**

**(a-b) No Impact:** The project will result in long-term energy consumption associated with the ongoing occupancy of the office building and machine shop. The existing office building and machine shop, and future accessory structures for those business, would be compliant with the energy requirements of Title 24 of the Building Code. Therefore, no significant impact will occur in relation to existing energy consumption.

VII. Geology and Soils. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
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.				X
ii) Strong seismic ground shaking?				X
iii) Seismic -related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

**Discussion:**

**(a) No Impact:** There are no known earthquake faults located within the site.

**(i-iv) No Impact:** The project site is located outside an Alquist-Priolo Earthquake Fault Zone. The proposed project divides one parcel into two, each of which contain existing commercial structures. No development is associated with the subdivision and will not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction. The project is not within an area subject to landslides; therefore, the project will not expose people or structures to risk of lost, injury, or death involving landslides.

**(b) No Impact:** Any future commercial construction or road improvements will utilize appropriate Best Management Practices (BMPs) which will prevent soil erosion and loss of topsoil.

**(c) No Impact:** The project is not located in or soils that are classified as having moderate slope instability. All future construction activities on the site would be required to adhere to County grading, Building Code, and Environmental Health Division requirements. The project is not anticipated to result in the creation of new unstable areas either on or off site due to physical changes in a hill slope affecting mass balance or material strength.

**(d) No Impact:** The project site is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994); therefore, the project will not create substantial risks to life or property.

**(e) No Impact:** The project has existing connections to community water and sewer provided by the Redway Community Services District.

**(f) No Impact:** There are no known paleontological resources or unique geologic features on site.

VIII. Greenhouse Gas Emissions. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

**Discussion:**

**(a-b) No Impact:** In 2002 the California legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted law requiring the California Air Resources Board (CARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 *et seq.*). In 2006, the California Global Warming Solutions Act (Assembly Bill 32) definitively established the state’s climate change policy and set GHG reduction targets (health & Safety Code §38500 *et seq.*), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. While methodologies to inventory and quantify local GHG emissions are still being developed, recommendations to reduce residential GHG emissions include promoting energy efficiency in new development.

The proposed project involves the division of a parcel into two lots for continued existing commercial use. The continued commercial uses on the lots would maintain long-term, limited emissions in air pollution from customer traffic and equipment accessory to the machine shop. Because of the incidental nature of the greenhouse gas contributions, coupled with the low quantity of emission, the proposed project would not have a significant impact on the environment, nor conflict with applicable plan, policy, or regulation for the purposes of reducing greenhouse gas emissions. Future commercial use would emit limited greenhouse gases.



IX. Hazards and Hazardous Materials. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

**Discussion:**

**(a-g) No Impact:** The project site is not included on a list of hazardous material sites, nor does the proposed subdivision involve routine transport, use or disposal of hazardous materials. The project site is approximately three miles north of the Garberville Airport and would not impact airport operations or be impacted by the Airport. There are no private airstrips within the vicinity of the project site. The site will not result in unanticipated risk to the occupants of the site. The County finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of, or physically interfere with, an adopted emergency response plan.

According to the Humboldt County Fire Hazard Severity map, the parcel is located in a high fire hazard severity area. The site is within the Redway Fire Protection District, as well as the State Responsibility Area (SRA) for fire protection. Future development of the site will require compliance with the Uniform Fire Code and UBC. Rusk Lane crosses through the southeastern portion of the property within an existing 25-foot easement and provides access to existing development on proposed parcel 2. An exception pursuant to 325-9 of county code will be needed to permit further subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement. The road would have a maximum grade of 15%, allowing for emergency vehicle access.

X. Hydrology and Water Quality. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner, which would:				X
(i) result in substantial erosion or siltation on- or off-site;				X
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
(iii) 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; or				X
(iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

**Discussion:**

**(a-e) No Impact:** The proposed subdivision is consistent with the planned economic development of the area, in terms of both the County's Economic Development Element and the recently adopted Humboldt County General Plan 2017. The project site is an area that relies upon the use of a community water and sewer source (provided by the Redway Community Services District). According to the Flood Insurance Rate Map, the project site is located outside the 100 - and 500- year floodplains. Further, the project site is not within a mapped dam or levee inundation area. The site sits at an approximate elevation of 545 feet and is outside the areas that are subject to tsunami run-up. The project was reviewed by Public Works, who has recommended as a condition of approval that the applicant consider applying for an exception request under County Code Section 325-9 to allow for a 25 foot wide right of way and resolve an existing building encroachment on Parcel 1 where a building encroaches into a Public Utility Easement. No streams, creeks or other waterways will be altered as a result of this subdivision. The County finds no evidence that the proposed project will result in significant hydrologic or water quality impacts.

XI. Land Use and Planning. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect ?				X

**Discussion:**

**(a-b) No Impact:** The project site is designated Commercial Services (CS), by the Humboldt County General Plan 2017 and is zoned Highway Service Commercial (CH). The Land Use Element and Garberville/Redway/Benbow/Alderpoint Community Plan states that CS designation is “used for commercial designations for heavy commercial uses and compatible light industrial uses not serving day to day needs..” The subject property has slopes with moderate instability, and the site would continue to be served by a community water and sewer system, provided by the Redway Community Services District. Access will be provided by driveways and Rusk Lane roadway leading to the two separate lots. Professional and business offices is a primary and compatible use within the CS designation and is principally permitted in the site’s Highway Commercial (CH) zoning district. The neighborhood is characterized as commercial with a mix in parcel sizes to the north, east, west, and south. The proposed subdivision is consistent with the policies and regulations specified in the Humboldt County General Plan and the Garberville/Redway/Benbow/Alderpoint Community Plan. There are no habitat conservation or natural community conservation plans proposed or adopted for this area. The County finds there is no evidence that the project will result in significant adverse impact with regard to land use and planning.

XII. Mineral Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
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?				X

**Discussion:**

**(a,b) No Impact:** On-site soils and geologic resources are not suitable as commodity materials that would be of value to the region or the state. The site is not designated as an important mineral resource recovery site by a local general plan, specific plan, or other land use plan.

XIII. Noise. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Generation of excessive ground borne vibration or ground borne noise levels?				X
c) For a project located within the vicinity of a private airstrip or 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?				X

**Discussion:**

**(a) No Impact:** This parcel is not located within a Noise Impact combining zone and will not generate a substantial increase in ambient noise levels in the vicinity of the project in excess of local standards.

**(b) No Impact:** Noises generated by the continued business uses on the project site will maintain consistent levels, and no new development is proposed as part of the subdivision. These activities would be consistent with the commercial uses near the site, and no significant permanent change in noise from the existing conditions would result from this project.

**(c) No Impact:** The project area is approximately three miles north of the Garberville Airport, the nearest airport to the project site. The noise impacts associated with the airport are not anticipated to present a significant impact to the proposed subject property. Therefore, noise impacts will remain less than significant.

XIV. Population and Housing. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

**Discussion:**

**(a, b) No Impact.** The proposed project divides a parcel into two parcels suitable for commercial development. Professional Office buildings and Automotive Repair/Sale uses are primary and compatible uses within the plan designation and zoning district. The subdivision is consistent with the planned commercial uses. The County finds no evidence that the project will result in a significant adverse impact on existing population and housing.

<b>XV. Public Services.</b> 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X
<p><b>Discussion:</b></p> <p><b>(a-e) No Impact:</b> Emergency response in the project area is the responsibility of the Redway Fire Protection District, CalFire and the Humboldt County Sheriff's Office. The proposed project will divide a parcel into two. The parcel is accessed by Rusk Lane, a locally maintained road. The parcels will take access via an existing driveway from the property frontage along Redwood Road and via Rusk Lane.</p> <p>No new or physically altered government facilities are required as a result of the project. The project would not result in substantial adverse physical impacts associated with the provision of 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 fire protection, police protection, schools, parks, or other public facilities. Therefore, no impact would occur towards existing public services.</p>				

XVI. Recreation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b></p> <p><b>(a-b) No Impact:</b> The project does not include recreational facilities. Based on the project proposal that would create two lots for existing commercial use, the County finds no evidence that the project will require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p>				

XVII. Transportation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X
<p><b>Discussion:</b></p> <p><b>(a,b) No Impact:</b> The parcel has direct access to and frontage along Redwood Road, a County maintained, major collector, road. The parcels will take access via a driveway from Redwood Road and Rusk Lane, a local road bordering the parcel that will wind upslope at a maximum grade of approximately 15% towards the southeast boundary of the site. The Land Use Division of Public Works has recommended conditions of approval, including for road improvements. With the creation of two parcels for continued commercial use, the County finds there is no evidence that the project will exceed the level of service standard, will result in a change in air traffic patterns, will result in vehicle miles traveled beyond that expected, has adequate access to nearby uses, and has adequate on-site parking capacity for each of the proposed two lots. The project will not conflict with adopted policies supporting transportation.</p> <p><b>(c,d) No Impact.</b> With respect to road construction/design and emergency access, Rusk Lane crosses through the southeastern portion of the property within an existing 25-foot easement and provides access to existing development on proposed parcel 2. An exception pursuant to 325-9 of County Code will be needed to permit further subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement. Public Works has required conditions of approval addressing the applicant to submit a complete hydraulic report and drainage plan and resolve an existing encroachment of a building on Parcel 1 into a Public Utility Easement.</p>				

<b>XVIII. Tribal Cultural Resources.</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is :				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as de fined in Public Resource Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				X
<p><b>Discussion:</b></p> <p><b>(a-i,ii) No Impact:</b>  Pursuant to AB52, the project was initially referred to local Tribes under the original subdivision proposal for two lots. No referral responses were received from local Tribes, the Bear River Band and Intertribal Sinkyone Wilderness Council, and no archaeological survey or records search for the subject property have been completed. The standard accidental discovery of cultural/archaeological resources is provided as a condition of approval for the Tentative Map, previously discussed under Cultural/Historical Resources.</p>				

<b>XIX. Utilities and Service Systems. Would the project:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

**Discussion:**

**(a- e) No Impact:** The County finds there is no evidence that the project will be inconsistent with the planned build-out of the area nor will it result in a significant adverse to utilities and service systems. The parcel is zoned for heavy commercial or light industrial uses. The two proposed lots will be served by the Redway Community Services District for water and sewer connections, who currently provides service to the property. The parcel currently drains westerly, towards its frontage along Redwood Road. The Division of Public Works reviewed the project and will require as a condition of approval that the applicant provide a complete hydraulic report and drainage plan addressing storm water drainage on the site. The County finds the project to have no impact on the existing utilities and service systems.



<b>XX. Wildfire.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

**Discussion:**

**(a-d) No Impact:** The project does not propose new development and is located within the State Responsibility Area (SRA) for fire protection and served by the Redway Fire Protection District. Rusk Lane crosses through the southeastern portion of the property within an existing 25-foot easement and provides access to existing development on proposed parcel 2. An exception pursuant to 325-9 of county code will be needed to permit further subdivision without enlarging the size of the right-of-way to conform to the standard 50-foot width requirement. The project site has moderate slope instability therefore, the risk of downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, are anticipated to be minimal. The project site is designated with the "High Fire Hazard Severity" rating. The County finds the project will not impact or increase wildlife hazard.

<b>XXI. Mandatory Findings of Significance.</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?				X
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).				X
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

**Discussion:**

**(a through c) No Impact:** The proposed project divides one parcel into two parcels suitable for commercial use. Staff finds no evidence that the proposed project will significantly degrade the quality of the environment, nor will it have impacts that are individually limited but cumulatively considerable. Based on the project as described in the administrative record, comments from reviewing agencies, a review of the applicable regulations, and discussed herein, the County finds there is no significant evidence to indicate the proposed project will have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.