

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 25-042

Record Number: PLN-2025-19170

Assessor's Parcel Numbers: 017-031-013-000, 017-032-012-000, 017-161-005-000, 017-163-009-000, 017-164-002-000, 017-171-004-000, 017-171-011-000, 017-171-018-000, 017-172-047-000, 017-182-012-000, 017-182-016-000, 017-192-001-000, 017-241-001-000, 301-152-016-000, 302-061-015-000, 305-021-009-000, 305-121-003-000, 307-011-014-000, 307-021-021-000, 403-011-041-000, and 403-022-044-000.

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Pacific Gas & Electric Company Vegetation Management and Tree Removal Coastal Development Permit.

WHEREAS, Pacific Gas & Electric Company has submitted an application and evidence in support of approving A Coastal Development Permit (CDP) for routine vegetation management along several transmission lines within Humboldt County including the Humboldt – Eureka 60 kilovolt (kV) line, the Humboldt Bay – Rio Dell Junction 60 kV line, and the CR-Humboldt Bay-Humboldt 115 kV line, on February 14, 2025. The proposed scope of work includes the removal of 59 trees at 57 locations, and the removal of 20 brush units at 1 location, for a total of 58 locations.; and

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

WHEREAS, the Planning Division, as the Lead Agency, has determined that the project qualifies for categorical exemptions from environmental review pursuant to Section 15301 *Existing Facilities* and Section 15304 *Minor Alterations to Land* of the CEQA Guidelines; 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 Coastal Development Permit (Record Number PLN-2025-19170); and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on May 15, 2025, and reviewed, considered, and discussed the application for the Coastal Development Permit, and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:** A Coastal Development Permit (CDP) for routine vegetation management along several transmission lines within Humboldt County including the Humboldt – Eureka 60 kilovolt (kV) line, the Humboldt Bay – Rio Dell Junction 60 kV line, and the CR-Humboldt Bay-Humboldt 115 kV line. The proposed scope of work includes the removal of 59 trees at 57 locations, and the removal of 20 brush units at 1 location, for a total of 58 locations. These locations are subject to the requirements of PG&E's Multiple Region Habitat Conservation Plan (MRHCP). Equipment to be utilized for this project will include hand and gas-powered tools (chainsaws, hand saws, pruners, chipper, and lift truck where accessible). No ground disturbance in the form of excavation is associated with this work, nor would herbicide be utilized. Tree crews will use existing roadways, driveways, and hiking trails as appropriate.

EVIDENCE: a) Project File: PLN-2025-19170

- 2. FINDING:** **CEQA:** The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the project and finds the proposed project is exempt from environmental review pursuant to Section 15301 *Existing Facilities* and Section 15304 *Minor Alterations to Land* of the State CEQA Guidelines.

EVIDENCE: a) The Class 1 exemption applies to the operation, repair, maintenance, permitting, licensing, or minor alterations of existing or private structures, facilities, mechanical equipment, or topographical features, including existing facilities of both investor and publicly owned utilities to provide electric power, involving negligible or no expansion or existing or former use. No work is proposed to the electrical distribution lines themselves. However, vegetation management activities would occur in order to maintain safe and reliable electric service and mandated clearance to comply with federal and State regulatory requirements for public safety and fire prevention.

b) The Class 4 exemption applies to public and private alterations in the condition of vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Vegetation to be removed poses a threat to overhead electrical

facilities.

- c) A project can be disqualified from using a Categorical Exemption if any of the exceptions listed in 15300.2 apply. However, none of these exceptions apply to the proposed project.

FINDINGS FOR COASTAL DEVELOPMENT PERMIT

3. FINDING: The proposed development is in is in conformance with all applicable policies and standards in the Humboldt Bay Area Plan (HBAP) of the Humboldt County Local Coastal Program.

- EVIDENCE:**
- a) The subject properties are currently utilized for a variety of uses, including rural residential, timberland, agriculture and public uses. The proposed tree removal is a use accessory to the current residential, agricultural, timberland, and public uses of the subject properties. The purpose of the tree and vegetation removal is to remove vegetation that poses a threat to existing overhead electrical facilities to provide safe and reliable electrical service and maintain the mandated clearance levels to comply with federal and state regulatory requirements for public safety and fire protection.
 - b) The project will not add to nor subtract from the Housing Inventory. The project permits the removal of vegetation along existing electrical distribution lines, including the removal of 59 trees at 57 locations, and the removal of 20 brush units at one location, for a total of 58 locations and will not affect the existing residential, agricultural, timberland, and public use of the properties. The project is consistent with the County's Housing Element.
 - c) The project would not be anticipated to have significant impacts on sensitive species, watercourses, or sensitive habitats. A *Biological Constraints Report* (Biological Report) was prepared by Stantec on November 25, 2024. The Biological Report notes that the project work would occur in areas with potential habitat for special status wildlife and nesting birds. Nesting habitat for Northern Spotted Owls is in the vicinity of the project. However, given the limited scope of work, selective removals of hazard trees, the surrounding development and overwhelmingly negative survey occurrences per the Biological Report and with the implementation of the Avoidance

and Mitigation Measures (AMM) in the Multiple Region Operations and Maintenance Habitat Conservation Plan (MRHCP), impacts to Physical and Biological Features will be minimized. Critical habitat for steelhead (northern California DPS) and the Tidewater Goby and other aquatic species of concern are within 250 feet of several work areas; however, all work areas within this buffer distance are on the inland of a public road. Conditions of the project require that cut vegetation and debris will be kept out of waterbodies. With implementation of the Avoidance Mitigation Measures no impacts are anticipated to aquatic species. Work associated with the project falls within PG&E's *Multi Region Operations and Maintenance Habitat Conservation Plan* (MRHCP). All work locations fall under the MRHCP activity type E10a (Vegetation Management Routine Maintenance). The MRHCP provides PG&E with federal take authorization for all gas and electric operation and maintenance activities in the Plan Area during the 30-year permit term. The Biological Constraints Report states "nesting bird season" is February 15th to August 31st and the project is conditioned to occur outside of nesting bird season. In addition, PG&E proposes implementation of standard Vegetation Management best management practices (BMPs) and avoidance and mitigation measures in accordance with the MRHCP. Implementation of these practices and measures would minimize impacts and no risk of substantial adverse impacts is anticipated. The California Department of Fish and Wildlife (CDFW) had no comments in response to the project referral. Conditions of approval require implementation of these measures and prohibit the use of herbicides under the project to ensure impacts associated with the project are minimized.

- d) The project was referred to the Northwest Information Center, and the Bear River Band of the Rohnerville Rancheria. A referral response from the Northwest Information Center indicated that cultural resources research had identified one previously recorded cultural resource intersecting the area of potential impact which requires the implementation of Resource Protection Measure (RPM) identified in the Attachment 7: Cultural Resources Constraints Report (CRCR) Summary which is on-file and confidential. The Bear River Band of the Rohnerville Rancheria requested the standard inadvertent discovery protocols be included in the conditions of approval. The proposed vegetation management work requires standard Best Management Practices (BMPs) which include the

Inadvertent Discovery and Human Remains protocols. In addition, RPMs including an archaeologist-led cultural resources tailboard is recommended for specified areas. A Cultural Resources Summary was provided by the applicant (on file and confidential). Due to the lack of ground disturbance associated with the project, the Report noted there is a low risk of impacting cultural resources. The proposed work will include the implementation of standard BMPs, which include the Inadvertent Discovery and Human Remains protocols, and additional Resource Protection Measures as recommended by The Northwest Information Center are described in the Cultural Resources Summary. Compliance with these measures has been included in the conditions of approval.

- e) There would be no significant change to visual resources resulting from the proposed project. The project would result in the removal of 59 trees adjacent to or under electrical transition lines. Tree removal for the maintenance and protection of public infrastructure is an allowed accessory use to the residential, agricultural, timberland, and public uses of the sites.

4. FINDING:

The proposed development is consistent with the purposes of the existing zoning in which the sites are located.

EVIDENCE:

- a) The project areas encompass lands Agriculture Exclusive (AE), Public Facilities (PF2), Commercial Timber (TC), and Timberland Production Zone (TPZ), Residential Agriculture (RA), Multifamily Residential (RM), and Residential Single Family (RS). The project would authorize the removal of 59 trees for the purpose of maintaining electrical infrastructure, which will not conflict with the allowable uses of the zoning districts.
- b) The proposed development is consistent with the purposes of the existing Transitional Agriculture (T), Flood Hazard Area (F), Streams and Riparian Corridor (R), and Coastal Wetlands (W) combining zones in which the sites are located. Technical documentation has been submitted showing that the vegetation removal is consistent with applicable development standards of the zone districts. As previously discussed, the project is not anticipated to have significant impacts on sensitive species, watercourses, or sensitive habitats, and, due to the lack of ground disturbance associated with the project, it is anticipated there would be a low risk of impacting cultural resources. However, in order to ensure potential impacts are minimized to the greatest extent feasible, the applicant proposes implementation of best management practices (BMPs)

related to protection of biological and cultural resources. Conditions of approval require implementation of the BMPs, as well as prohibiting the use of herbicides under the project to ensure impacts associated with the project are minimized.

- c) The trees being removed meet the definition of "major vegetation" as they exceed the diameter of 12 inches as measured at breast height (4-1/2 feet above ground). Major vegetation removal constitutes "development" as defined by the Coastal Act requiring approval of a Coastal Development Permit. The tree removal is intended to provide safe and reliable electrical service and maintain the mandated clearance levels to comply with federal and state regulatory requirements for public safety and fire protection. The major vegetation is not commercial timber production if the costs of tree removal and permitting exceed the value received from the wood products generated.

5. FINDING: Development permits shall only be issued for a lot that was created in compliance with all applicable state and local subdivision regulations.

EVIDENCE: a) The Coastal Development Permit will authorize PG&E to maintain their existing easement and do not authorize any structural development that would require a Building Permit that would in turn legitimize a parcel created in violation of the Subdivision Map Act.

6. FINDING: The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The project will not pose detrimental threats to properties in the vicinity nor pose any kind of public health hazard.

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 subject parcels are currently utilized for commercial recreation, timber production, agricultural, and public use and no additional development is proposed. The project is consistent with the County's Housing Element.

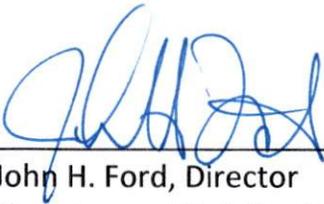
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approve the Coastal Development Permit for the Pacific Gas & Electric Company subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **May 15, 2025**.

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



John H. Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL
PLN-2025-19170

Approval of the Coastal Development Permit and Special Permits is conditioned upon the following terms and requirements which must be fulfilled.

1. All work shall be consistent with the Site Plans and Project Description received by the Planning Division on February 14, 2025. No trees other than what is located within the proposed project boundaries, as shown on the Site Plans, and identified in the Project Location Tree Data and Assessor's Parcel Number Table, are authorized to be removed by this permit. No deviations shall be permitted without prior written authorization from the Planning Division. Major changes may necessitate an amendment of this permit.
2. All activities related to the removal of trees under this permit shall be conducted in strict conformance with the following:
 - a. Biological Constraints Report (Attachment 2B)
 - b. Vegetation Management – Activity Specific Erosion and Sediment Control Plan
 - c. PG&E Best Management Practices for all Vegetation Management Activities
 - d. Multi-Region HCP Measures – General Field Protocols
 - e. Cultural Resources Summary (on file and confidential)
3. Tree removal and any vegetation clearing must be conducted outside of the bird breeding season (February 15th – August 15th) to avoid 'take' as defined and prohibited by Fish and Game Code (FGC) §3503m 3503.5, 3513, and by the Federal Migratory Bird Treaty Act (16 US Code 703 *et seq.*). If work must be conducted during the bird nesting season, a qualified ornithologist (someone who is able to identify Northern California birds, and who has experience in nest-searching for passerines and raptors) should thoroughly survey the area no more than seven days prior to tree/vegetation removal to determine whether active nests (nests containing eggs or nestlings) are present. If active nests are found, appropriate buffers should be developed in consultation with CDFW to avoid a take.
4. The use of herbicides is prohibited under this permit.
5. Any work authorized under the Annual Encroachment Permit requires notifying the Department of Public Works PRIOR to commencement of work - per County Code

Section 411-11 (k) and (l). Link for reporting:
<https://humboldt.gov/FormCenter/Public-Works-12/Annual-Encroachment-Permit-Holder-Project-93>

6. During tree work operations authorized under this permit, the Applicant shall be responsible for keeping the County road surface and drainage system clear of organic debris. The road shall be maintained in passable condition throughout the tree work operations.
7. Warning and flagging of road-users at work locations shall be conducted AT ALL TIMES by properly trained personnel. Traffic control staff must be able to effectively communicate oral instructions to the public.
8. Traffic control shall be conducted in a manner that provides the least inconvenience to road-users as possible. Emergency vehicles shall be allowed to pass through the controlled areas at all times. One travel lane shall be available for through traffic at all times. The applicant shall notify the Department of Public Works 48 hours prior to conducting any traffic control that requires closures of both travel lanes for longer than 5 minutes. Closure of both travel lanes for longer than 5 minutes requires prior written approval by the Director of Public Works. The California Highway Patrol and the Humboldt County Sheriff's Office shall also be notified of any traffic control that requires closure of both travel lanes at least 48 hours in advance.
9. Hours of operation shall be Monday through Friday (excluding federal holidays), during daylight hours for a maximum of 7:00 a.m. to 7:00 p.m. during the longer daylight season. Weekend operation may be acceptable to the County, provided the request is forwarded for review to the County a minimum of forty-eight (48) hours in advance.
10. The portion of County right of way utilized during the tree work operations shall be restored to like or better condition upon completion of tree work operations. The applicant shall clean and shape existing drainage ditch line upon completion of project, if disturbed. The applicant shall be responsible for any and all damage to the roadway caused by the tree work operations within the County right of way. Any damage to existing County road improvements (i.e., adjacent curb and gutter, drainage structures, road surface, etc.) shall be repaired or replaced by the applicant to the satisfaction of the Department of Public Works. Damages shall be reported promptly to the Department of Public Works.
11. Any work within State right-of-way will require an Encroachment Permit from the California Department of Transportation (Caltrans). Encroachment permit

applications are reviewed for consistency with State standards and are subject to Department approval. To streamline the permit review process, applicants are advised to consult with Caltrans Permit staff prior to submitting an application. Requests for permit applications can be sent to: Caltrans District 1 Permits Office, P.O. Box 3700, Eureka, CA 95502-3700, or requested by phone at (707) 445-6389. For additional information, the Caltrans Encroachment Permit Manual and Standard Application is available online at:

[http://www.dot.ca.gov/hq/traffops/developserv/permits/.](http://www.dot.ca.gov/hq/traffops/developserv/permits/)

12. Any debris hauled off site shall be tarped or contained within an enclosed space. Any debris, dirt, mud, or rocks that are tracked out onto the street shall be removed from the street daily.
13. Prior to the removal or pruning of any trees covered under this permit, the landowners whose property over which the Pacific Gas and Electric Easement lies shall be notified, with at least one notification in writing a minimum of ten days prior to the action.
14. Pacific Gas and Electric shall promptly chip and haul away or lop and scatter all less than 4-inch diameter material from the project site. Wood greater than 4 inches in diameter shall be left for private use unless removal is requested and authorized by the property owner. On site chipping and grinding activities, including land application of processed materials, are acceptable for management of wood waste provided they do not create a nuisance, or public health and safety hazard. On site burial of wood waste and slash is not permitted by state and local regulations. There may be situations where PG&E is unable to relocate or haul wood due to safety, environmental or accessibility concerns.

Informational Notes:

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies. 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.
2. 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

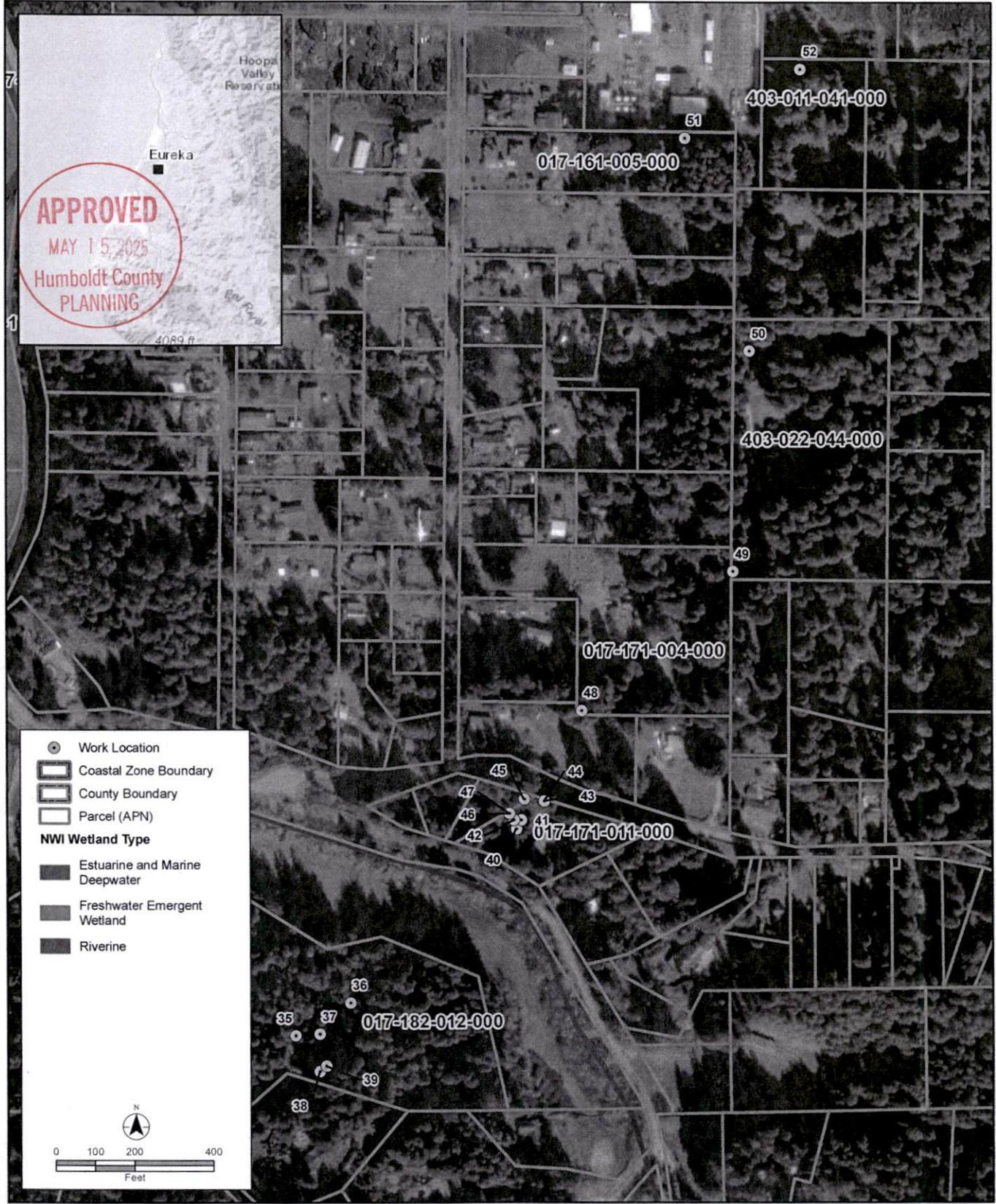
the decision. All outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

3. If cultural resources are encountered during project-related 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, ground stone 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

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

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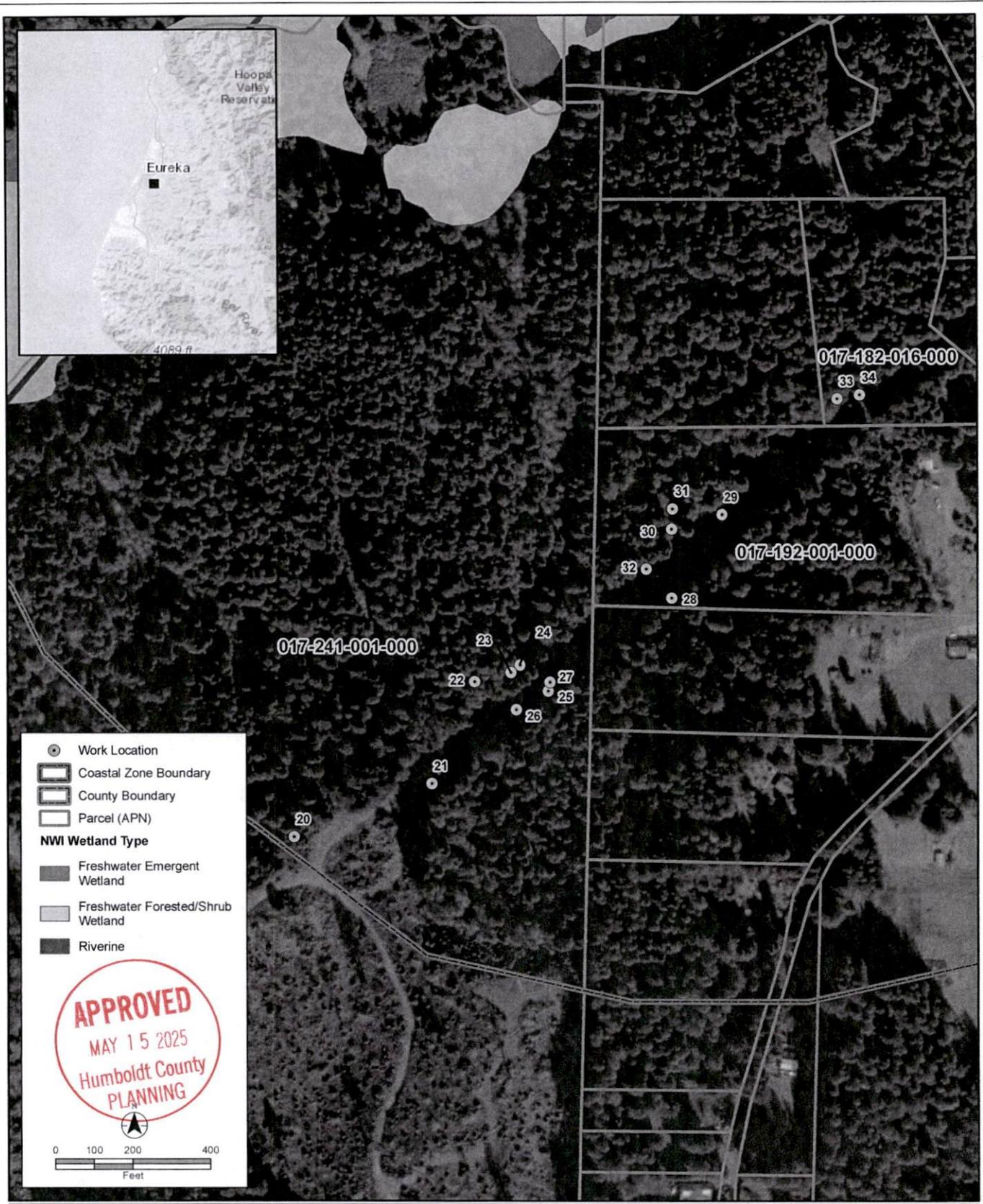
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Pacific Gas and Electric Company
 Vegetation Management-CDP

**Humboldt County CDP Bundle #7_Transmission
 Figure 2. Project Location (aerial)**

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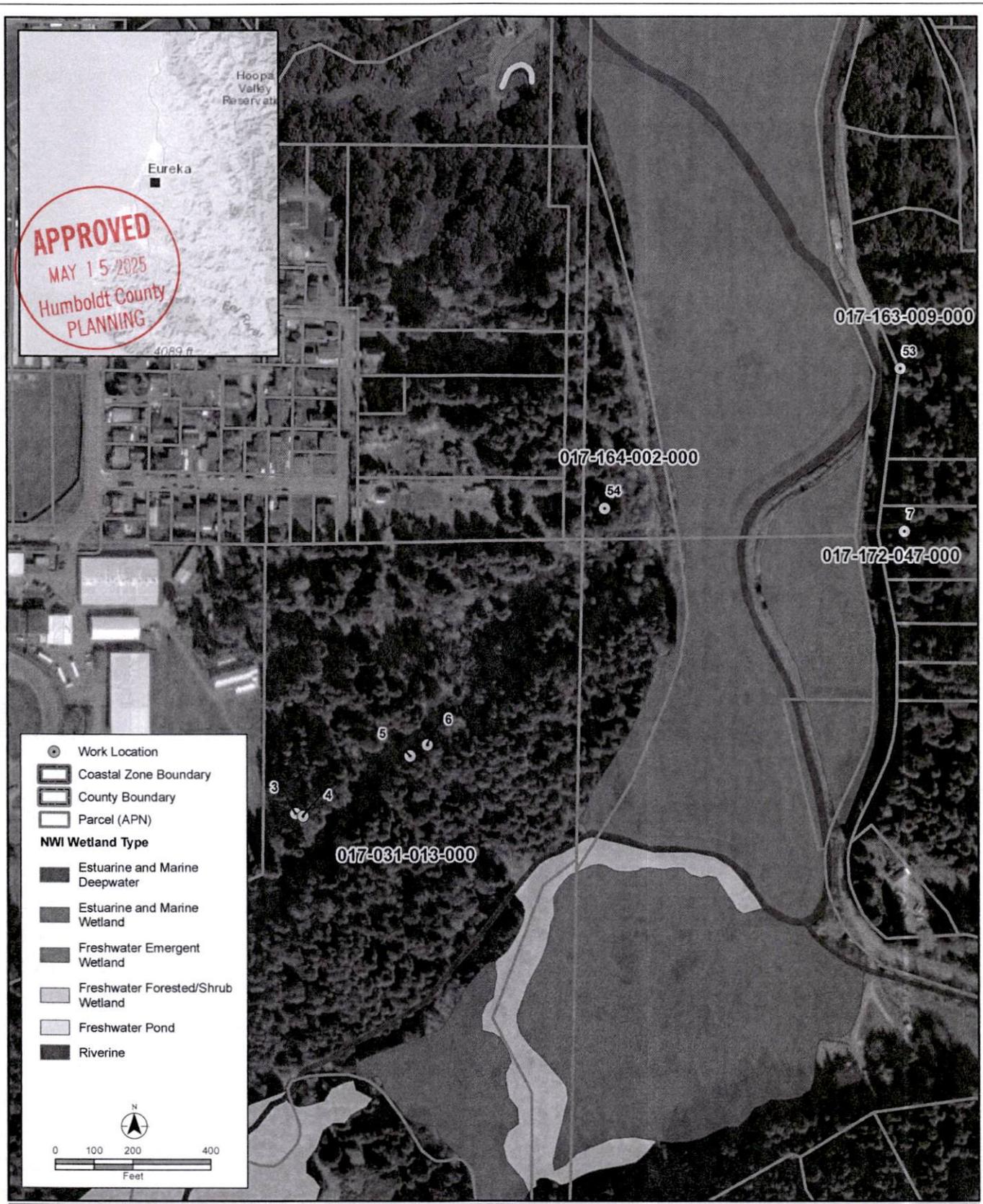
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Pacific Gas and Electric Company
 Vegetation Management-CDP

**Humboldt County CDP Bundle #7, Transmission
 Figure 2. Project Location (aerial)**

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● Work Location
 [Thick Line] Coastal Zone Boundary
 [Thin Line] County Boundary
 [Thin Line] Parcel (APN)

NWI Wetland Type

- [Dark Grey Box] Estuarine and Marine Deepwater
- [Medium-Dark Grey Box] Estuarine and Marine Wetland
- [Medium-Light Grey Box] Freshwater Emergent Wetland
- [Light Grey Box] Freshwater Forested/Shrub Wetland
- [Very Light Grey Box] Freshwater Pond
- [Black Box] Riverine

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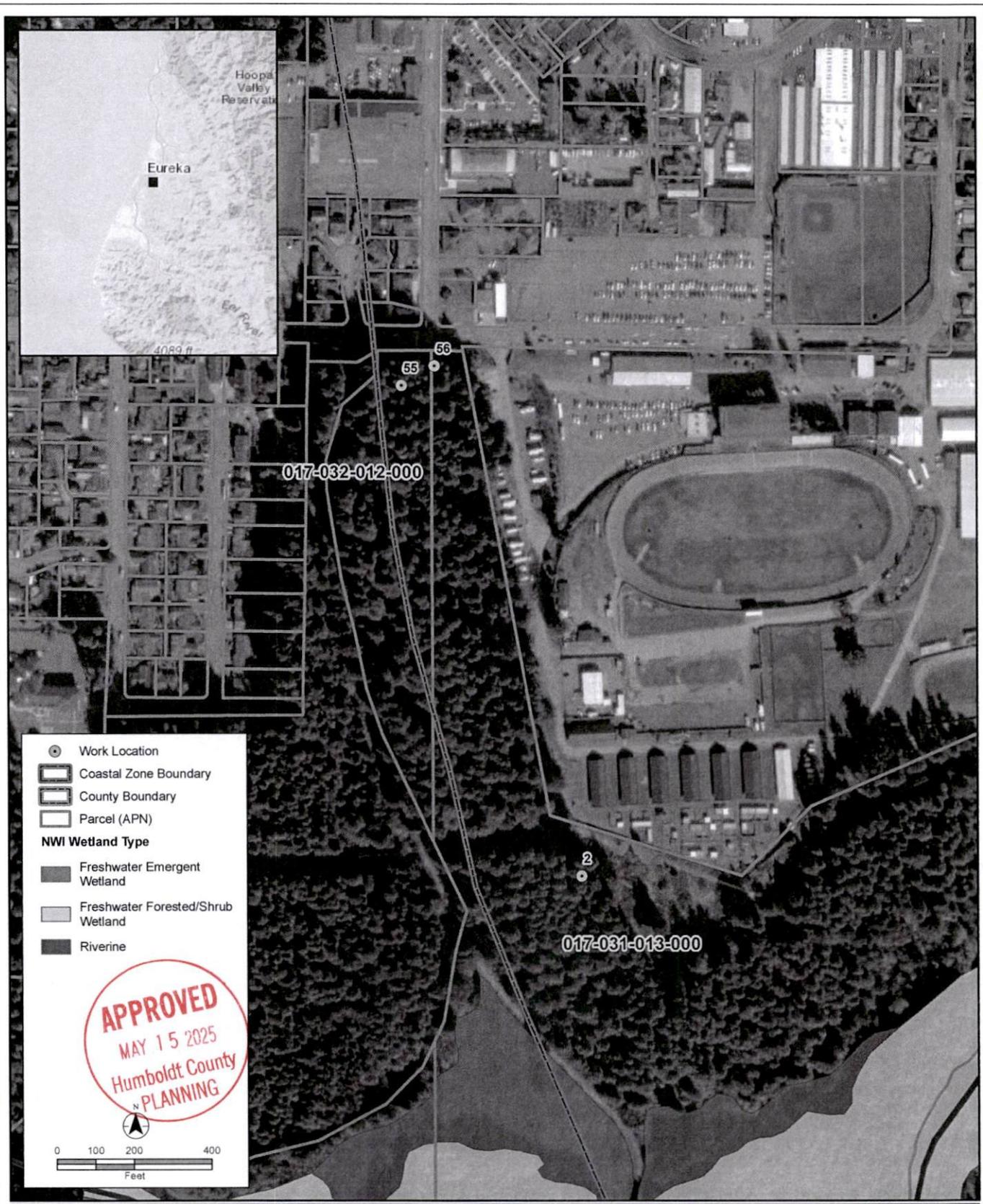
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Pacific Gas and Electric Company
Vegetation Management-CDP

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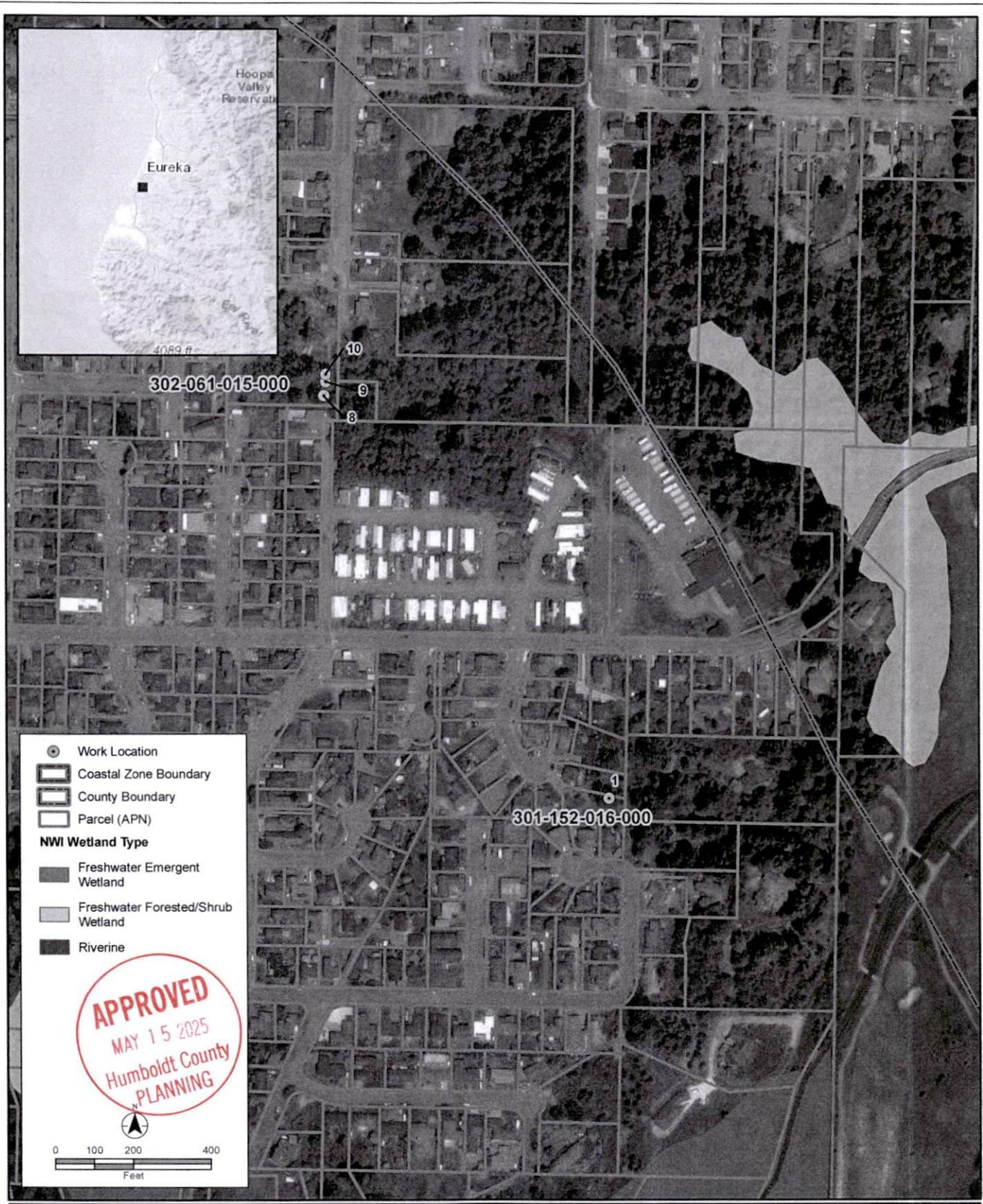
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Pacific Gas and Electric Company
 Vegetation Management-CDP

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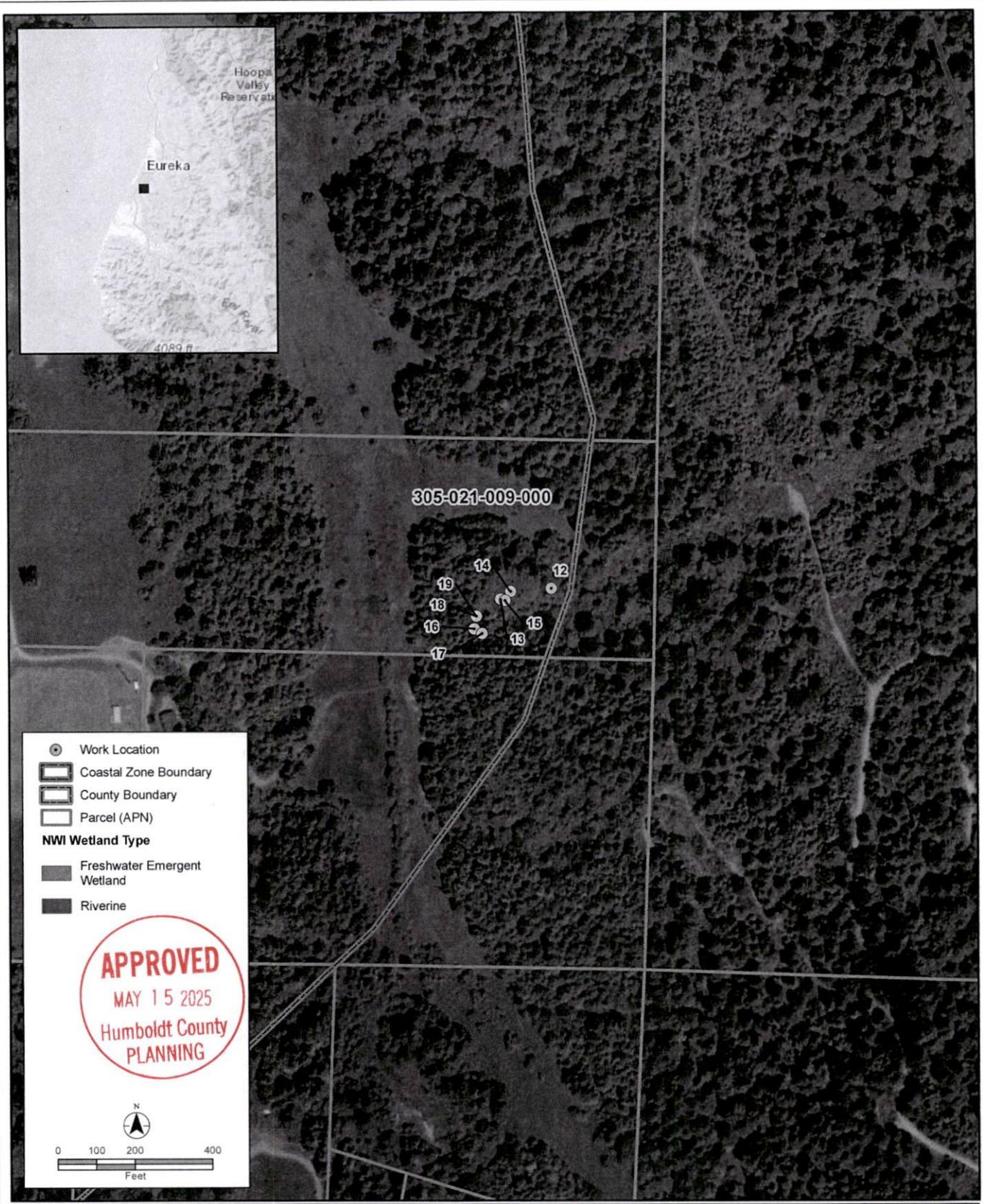
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Pacific Gas and Electric Company
 Vegetation Management-CDP

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- Work Location
- ▭ Coastal Zone Boundary
- ▭ County Boundary
- ▭ Parcel (APN)

NWI Wetland Type

- Freshwater Emergent Wetland
- Riverine

APPROVED
MAY 15 2025
Humboldt County
PLANNING

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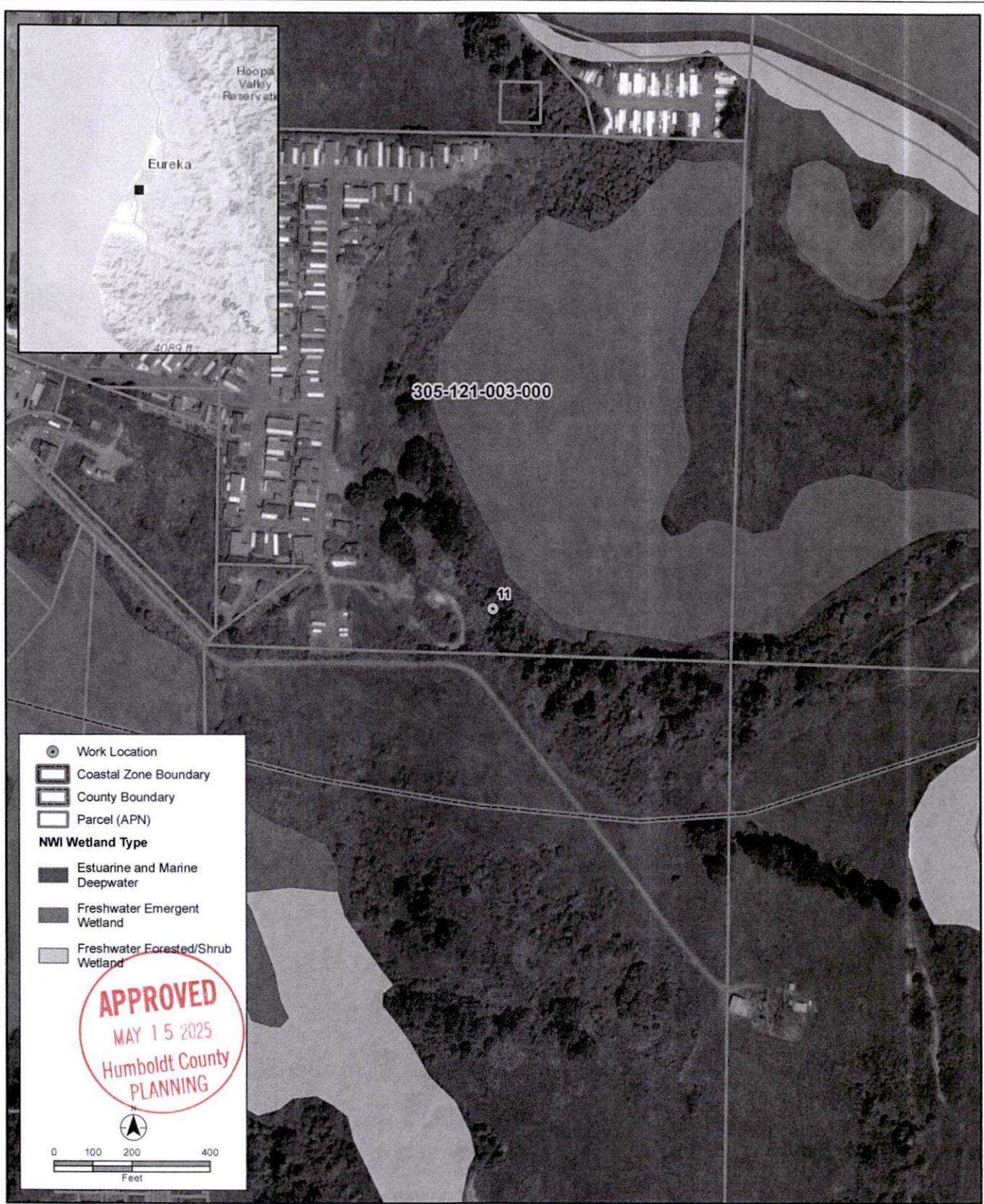
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Pacific Gas and Electric Company
 Vegetation Management-CDP

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- Work Location
- ▭ Coastal Zone Boundary
- ▭ County Boundary
- ▭ Parcel (APN)

NWI Wetland Type

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

APPROVED

MAY 15 2025

Humboldt County

PLANNING



0 100 200 400

Feet



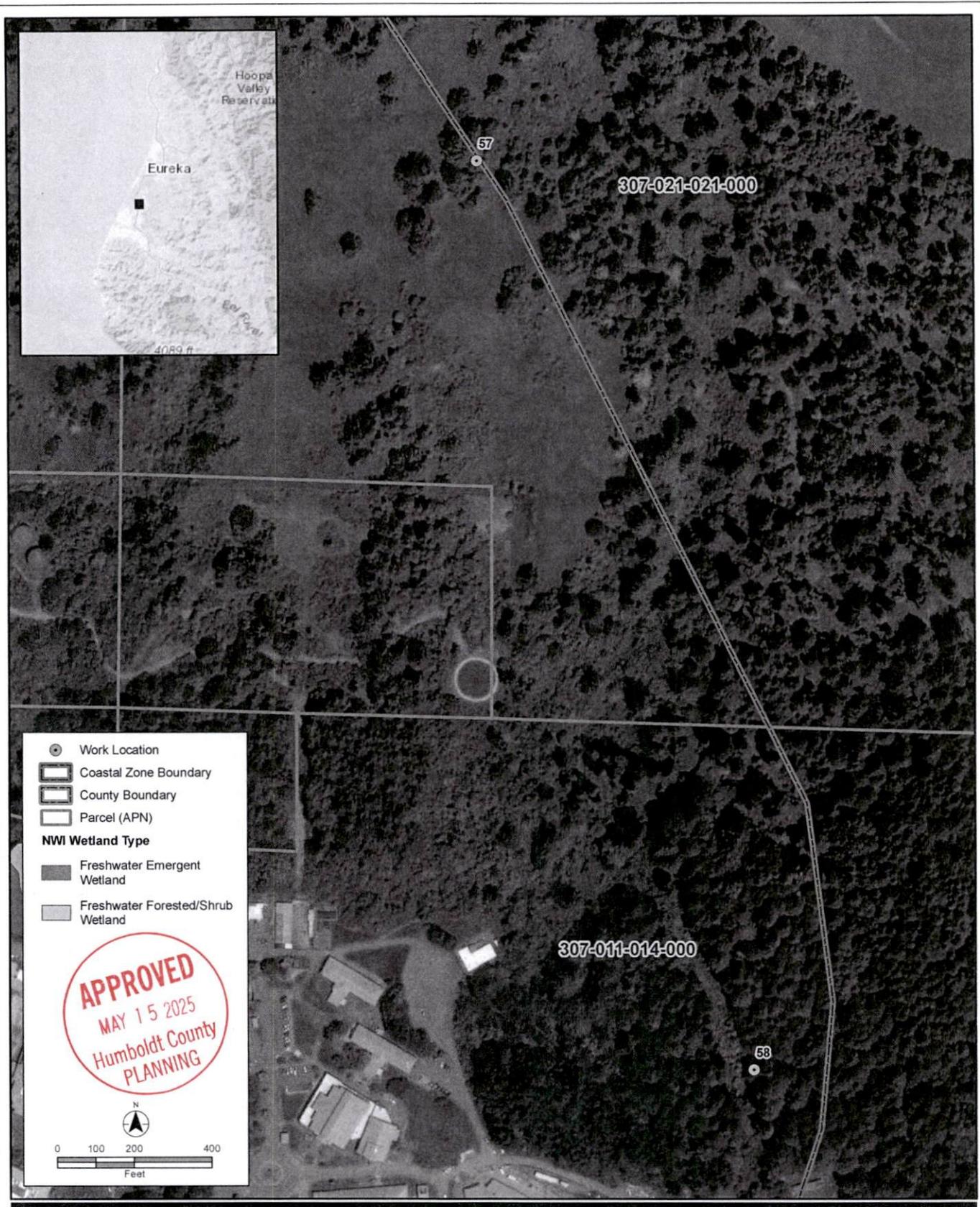
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 Vegetation Management-CDP

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Project Location:
 ARCATA SOUTH, EUREKA, FIELDS
 LANDING, CA Quad
 T04N R01W S03; T04N R01W S09,
 T04N R01W S10, T04N R01W S28,
 T05N R01E S30, T05N R01E S31, T05N
 R01W S36

Pacific Gas and Electric Company
 Vegetation Management-CDP

**Humboldt County CDP Bundle #7_Transmission
 Figure 2. Project Location (aerial)**

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents from any and all claims arising in any way from the content or provision of the data.

Attachment 1D: Project Parcels and Owners



APN	Owner's Name	Owner Address
017-031-013-000	HUMBOLDT COUNTY	825 5TH ST EUREKA, CA 95503
017-032-012-000	HUMBOLDT COUNTY	825 5TH ST EUREKA, CA 95503
017-161-005-000	JOANNA and Dale CLOUTIER	3277 MITCHELL HEIGHTS DRIVE EUREKA, CA 95503
017-163-009-000	JOHN T FEENEY	2910 MITCHELL HEIGHTS DRIVE EUREKA, CA 95503
017-164-002-000	HUMBOLDT COUNTY	825 5TH ST EUREKA, CA 95503
017-171-004-000	JOSE DEJESUS ARIAS	3547 MITCHELL HEIGHTS DRIVE EUREKA, CA 95503
017-171-011-000	STEPHEN A HELGESON	4660 CUMMINGS ROAD EUREKA, CA 95503
017-171-018-000	STEVEN J TALLMAN- WILLCUT	4579 CUMMINGS ROAD EUREKA, CA 95503
017-172-047-000	RIKKI E SANTSCHE	3080 MITCHELL ROAD EUREKA, CA 95503
017-182-012-000	ROBERT H BRITT	3300 MITCHELL ROAD EUREKA, CA 95503
017-182-016-000	TOM TREPIAK	80 GREGORY LANE EUREKA, CA 95503
017-192-001-000	LISA TREPIAK	30 GREGORY LANE EUREKA, CA 95503
017-241-001-000	GREEN DIAMOND RESOURCE CO	1301 5TH AVE SEATTLE, WA 98101
301-152-016-000	JEFFERY W HENSON	5447 PINECREST CT EUREKA, CA 95503
302-061-015-000	GENE VUE	4857 CRANE STREET EUREKA, CA 95503
305-021-009-000	TRUEMAN E VROMAN	2950 E ST EUREKA, CA 95501
305-121-003-000	SEA VIEW ESTATES LLC	41 SUNSHINE WAY EUREKA, CA 95503
307-011-014-000	REDWOODS JUNIOR COLLEGE	7351 TOMPKINS HILL RD EUREKA, CA 95501
307-021-021-000	RICHARD L MATTEOLI; RHONDA S MATTEOLI	2316 FRANK ST EUREKA, CA 95501
403-011-041-000	GREGORY J THORNE	4730 OLD STAGE COACH LANE EUREKA, CA 95503
403-022-044-000	David and Charlotte Harris	4750 WEST WING LANE EUREKA, CA 95503

Attachment 1E: Land Use Designation, Zoning and Community Plan



APN	Land Use Designation	Zoning	Community Plan
307-021-021-000	TC	AE-40	HBAP
305-021-009-000	TC	AE-40/F,W;TPZ/W	HBAP
307-011-014-000	PF	PF2	HBAP
017-172-047-000	RX	RA-1/F	HBAP
017-171-004-000	RX	RA-1/F	HBAP
017-161-005-000	RX	RA-1/F	HBAP
017-163-009-000	RX	RA-1/F	HBAP
017-182-012-000	RR	RA-2.5/R	HBAP
403-022-044-000	RR	RA-2.5/R	HBAP
403-011-041-000	RR	RA-2.5/R	HBAP
017-171-011-000	RR	RA-2.5-M/R	HBAP
017-171-018-000	RR	RA-2.5-M/R	HBAP
017-171-011-000	RR	RA-2.5-M/R	HBAP
017-192-001-000	RR	RA-5/F,R	HBAP
017-182-016-000	RR	RA-5/F,R	HBAP
305-121-003-000	AE;RM	RM-15/W,F,T	HBAP
301-152-016-000	RL	RS-5	HBAP
302-061-015-000	RL	RS-5	HBAP
017-164-002-000	AE	TC	HBAP
017-031-013-000	P;TC	TPZ;TPZ/R	HBAP
017-031-013-000	P;TC	TPZ;TPZ/R	HBAP
017-241-001-000	TC	TPZ;TPZ/R	HBAP
017-032-012-000	TC	TPZ;TPZ/R	HBAP
Land Use Designations:		Zoning Designations	
AE	Agricultural Exclusive	AE-40	
P	Public Lands	PF2	Public Facility - Rural
PF	Public Facilities	RA-1/F	Residential Agriculture
RL	Residential Low-density	RA-2.5/R	Residential Agriculture
RR	Rural Residential	RM-15/W,F,T	Multi-Family Residential
RX	Rural Residential	RS-5	Residential Single Family
TC	Commercial Timberland	TC	Commercial Timberland
		TPZ	Timber Production Zone

Attachment 1E: Land Use Designation, Zoning and Community Plan

Combining Zones:			
F	Flood Hazard Area	M	Manufactured Home
R	Streams and Riparian Corridor Protection		
T	Transitional Agricultural Lands		
W	Coastal Wetlands		