

ATTACHMENT B

Resolution of the Planning Commission, Resolution No. 16-20

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF HUMBOLDT
Resolution Number 16-20

Case Numbers CDP-14-033, SP-14-049
Assessor's Parcel Number 305-101-054-000

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Dollar General Coastal Development and Special Permit.

WHEREAS, Dan Dover of Cross Development LLC submitted an application and evidence on behalf of Dollar General in support of approving a Coastal Development Permit and Special Permit for a retail commercial store; and

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

WHEREAS, the Planning Division, the lead agency, has prepared a draft Mitigated Negative Declaration for the subject proposal in accordance with the California Environmental Quality Act (CEQA); 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 and Special Permit (Case Numbers CDP-14-033, SP-14-049); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on July 7, 2016.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission adopts the proposed Mitigated Negative Declaration in Attachment 4, as required by Section 15074 (b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission further makes the findings in Attachment 2 of the Planning Division staff report for Case Numbers CDP-14-033, SP-14-049 based on the submitted evidence; and
3. The Planning Commission approves the Coastal Development and Special Permit applied for as recommended and conditioned in Attachment 1 for Case Numbers CDP-14-033, SP-14-049.

Adopted after review and consideration of all the evidence on July 7, 2016.

The motion was made by Commissioner Shepherd and seconded by Commissioner Bongio.

AYES: Commissioners: Ulansey, Shepherd, Bongio

NOES: Commissioners: Edmonds, Morris

ABSTAIN: Commissioners: None.

ABSENT: Commissioners: Levy, McKenny

DECISION: Motion carries 3/2.


Robert Morris, Chair

I, Suzanne Hegler, Clerk to the Planning Commission 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 Commission at a meeting held on the date noted above.


Suzanne Hegler, Clerk

ATTACHMENT C

Planning Commission Staff Report



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: July 7, 2016

To: Humboldt County Planning Commission

From: Rob S. Wall, Interim Director of Planning and Building Department

Subject: **Dollar General Coastal Development Permit and Special Permit**
Application Number 9329
Case Numbers CDP 14-033, SP 14-049
Assessor's Parcel Number 305-101-054
Humboldt Hill Area

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Please contact Karen Meynell, Planner II, at 707-268-3731 or by email at kmeynell@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date July 7, 2016	Subject Coastal Development Permit and Special Permit	Contact Karen Meynell
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Project: The proposed project is a Coastal Development Permit to construct a commercial building on a 0.87 acre parcel that is currently vacant. The commercial use of the approximately 9,300 square foot building will be for a retail store which is principally permitted in the Commercial General zoning district. A 150 square foot seasonal isolated wetland was identified near the middle of the parcel. A Special Permit is required to reduce the wetland setback in order to develop the parcel for commercial purposes and to allow for a parking exception that would reduce the number of required parking spaces due to the level of anticipated use. The height of the structure ranges from approximately 22 feet at the front of the store to 15 feet at the rear. The hours of operation will be 8 am to 10 pm, seven days a week. The store will operate with three (3) full time employees approximately 95% of the time. Occasionally there will be up to a maximum of five (5) employees. A dedicated loading space is included in the project proposal. There is no tree removal proposed and only minimal grading is necessary. The parcel is served by Humboldt Community Services District for water and sewer services.

Project Location: The project is located in Humboldt County, in the Humboldt Hill area, on the east side of South Broadway, approximately 455 feet north from the intersection of Eich Road and South Broadway, on the property known to be in the Southeast quarter of Section 08 Township 04 North Range 01 West.

Present Plan Designations: Commercial General (CG), Humboldt Bay Area Plan (HBAP), Density: N/A, Slope Stability: Low Instability (1)

Present Zoning: (CG/W) Commercial General (CG), Coastal Wetlands (W)

Case Numbers: CDP 14-033, SP 14-049

Application Number: 9329

Assessor Parcel Number: 305-101-054

Applicant
Dan Dover
c/o Dollar General
Cross Development
5317 Inverrary Drive
Plano, TX 75093

Owner
Cookman-Meyer Partnership
1920 Freshwater Rd
Eureka, CA 95503

Agent
Dan Dover
Cross Development
5317 Inverrary Drive
Plano, TX 75093

Environmental Review: Environmental review is required

Major Issues: Wetland setback

State Appeal Status: Project is appealable to the California Coastal Commission

DOLLAR GENERAL COASTAL DEVELOPMENT AND SPECIAL PERMIT

Case Numbers CDP-14-033, SP14-049
Assessor's Parcel Number 305-101-054-000

Recommended 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. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Adopt the Mitigated Negative Declaration and to make all of the required findings for approval of the Coastal Development Permit and Special Permit based on evidence in the staff report and public testimony, and adopt the Resolution approving the Dollar General project subject to the recommended conditions.

Executive Summary: The project was initially processed as an administrative project in 2014 when a request for public hearing was received in a timely manner. During public testimony at the hearing on December 2, 2014 two issues were raised which indicated potential conflicts with the use of the site for the proposed commercial purpose. The first was an alleged easement located where the building was proposed that would have required a redesign of the project. The second was a claim of historical (prescriptive) parking and ingress/egress on site for the benefit of neighboring parcels. The Planning Commission requested that staff investigate the existence of the alleged easement and continued the item to the next Planning Commission hearing. The prescriptive parking and ingress/egress claim was not within the purview of the Planning Commission and would need to be resolved as a civil matter. At the continued public hearing the following month the alleged easement was shown to no longer exist and the Planning Commission approved the proposed project.

The project was appealed under the same basis raised at the public hearing: existence of an easement where the proposed building would be constructed and prescriptive rights to parking and ingress/egress. In preparation of the appeal hearing, and as a result of public testimony at the Planning Commission hearing, a representative from Department of Fish and Wildlife visited the site and identified a small isolated wetland near the middle of the parcel. The discovery of the wetland meant the project would need to be re-evaluated in light of the new information and go before the Planning Commission again so the wetland information could be considered. The appeal was subsequently withdrawn and the applicant engaged the services of a biologist.

In May 2015 the applicant submitted a Preliminary Wetland Delineation (Dains, May 6, 2015) followed by a Wetland Protection Plan (Dains, September 15, 2015). The Wetland Delineation identified the wetland as a seasonal isolated wetland occurring on disturbed ground. The Wetland Protection Plan details measures to implement to ensure the protection and rehabilitation of the wetland area. The 150 square foot wetland will be buffered by an area 13 times its size. The minimum setback to parking areas is approximately 16 feet. The wetland and buffer area will be separated from foot and vehicular traffic by a permanent post and cable fence. A concrete curb will encircle the wetland buffer to prevent parking area runoff from entering the wetland. During construction the wetland and buffer will be protected with high visibility fencing and remain undisturbed. After construction the wetland and buffer will be planted with native, locally sourced species and monitored and maintained to ensure the plantings survive.

The project is a Regulated Project under the State Water Board's Phase II Small Municipal Separate Storm Sewer System (MS4) Program. The applicant has requested to postpone the submission of their plan to implement Low Impact Development techniques to comply with the MS4 program until after project approval. This has been made a Conditional of Approval (COA #14).

There are several conditions incorporated into the project to maximize the compatibility with the surrounding neighborhood. Prior to development a parking lot lighting plan and a landscaping plan must be submitted to, and approved by, the Planning Department. The landscaping plan must include Low Impact Development techniques to maximize the retention of storm water on site. Deliveries by truck are restricted to operating hours and the parking lot lights and illuminated signs causing light trespass must be turned off within an hour of business closure. A 6 foot high solid wood fence is required to be installed between the adjacent residential use and this project site.

The applicants are requesting a parking exception to reduce the required parking from 32 spaces to 24 spaces. This reduction is supported by a Trip Generation and Parking Assessment report prepared by Ken Anderson of KD Anderson & Associates, Inc. (October 8, 2014). The report indicates that the anticipated level of use justifies the reduction in parking and is based on historical use at three other Dollar General locations in small towns in California.

Based upon the on-site inspection, a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed permit per the Recommended Commission Action.

ALTERNATIVES: The Planning Commission could elect not to approve the project. This alternative should be implemented if the Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

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Adopted after review and consideration of all the evidence on July 7, 2016.

The motion was made by Commissioner _____ and seconded by Commissioner _____.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

Robert Morris, Chair

I, Suzanne Hegler, Clerk to the Planning Commission 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 Commission at a meeting held on the date noted above.

Suzanne Hegler, Clerk



LOCATION MAP

**PROPOSED DOLLAR GENERAL
COASTAL DEVELOPMENT PERMIT
HUMBOLDT HILL AREA**

CDP-14-033

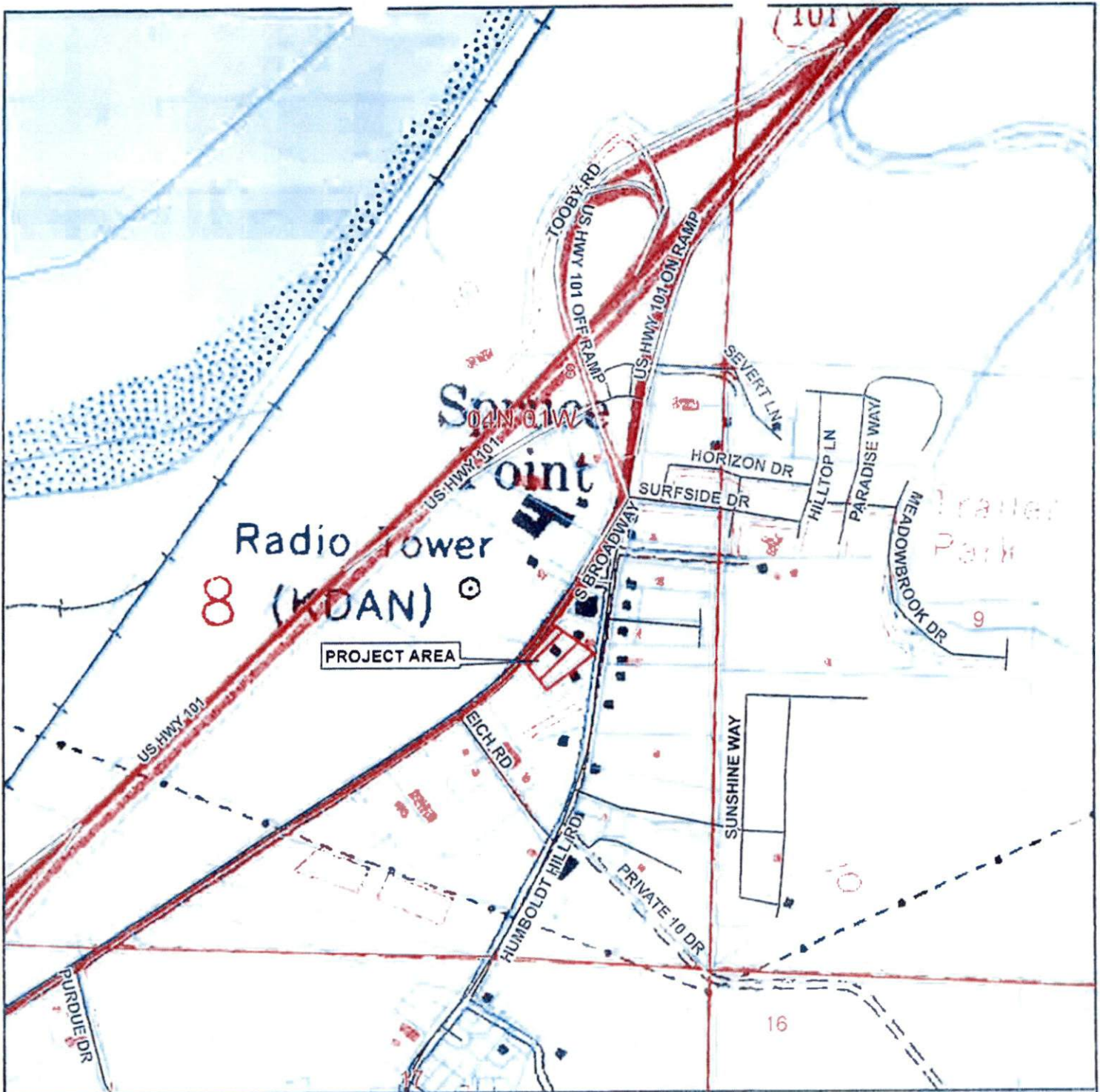
APN: 305-101-054

T04N R01W S08 HB&M (Fields Landing)

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.





TOPO MAP

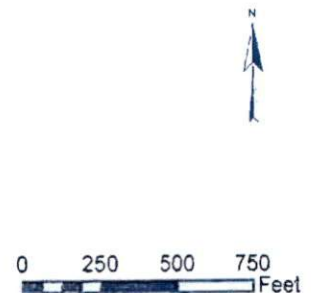
**PROPOSED DOLLAR GENERAL
COASTAL DEVELOPMENT PERMIT
HUMBOLDT HILL AREA**

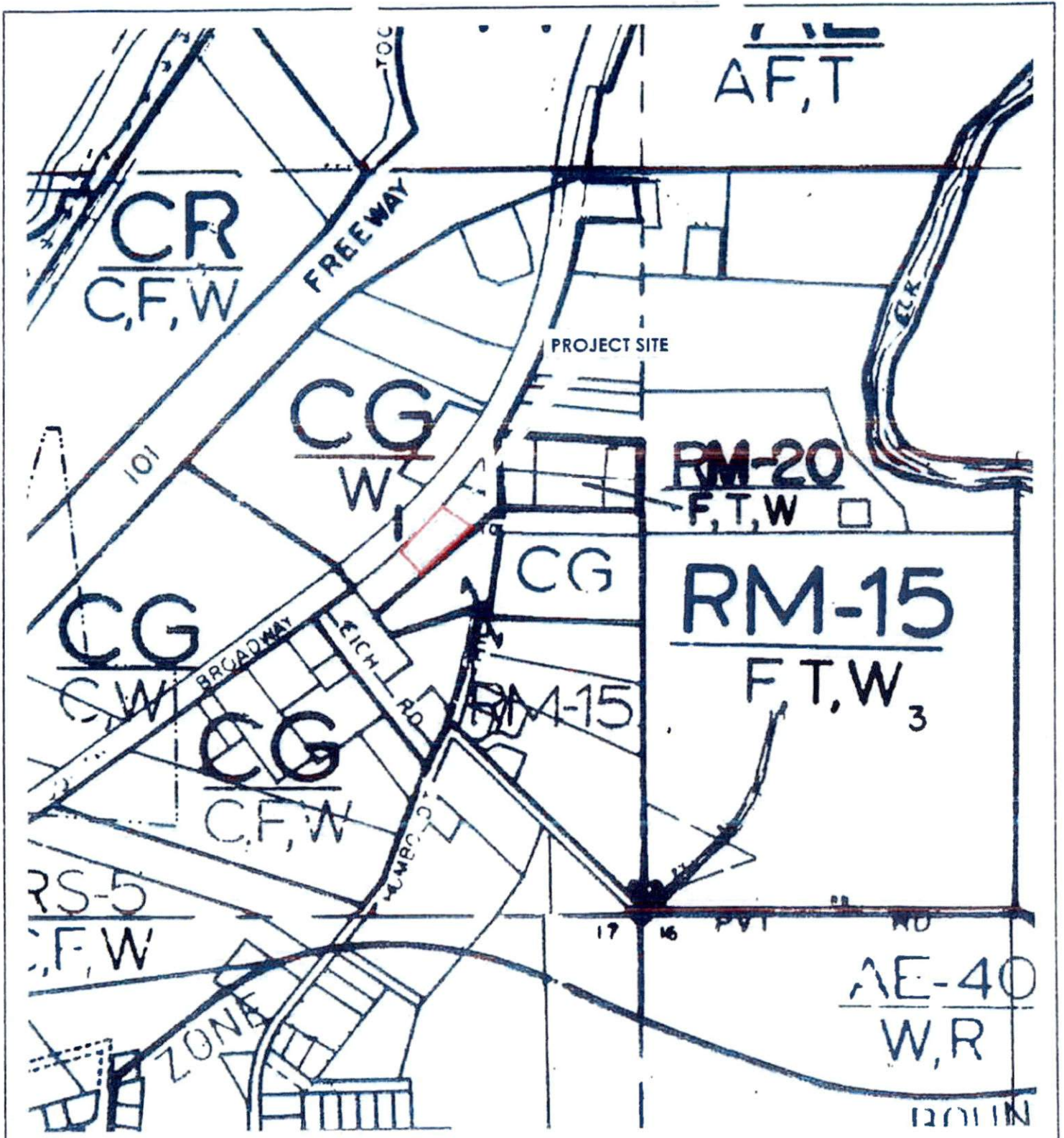
**CDP-14-033
APN: 305-101-054**

T04N R01W S08 HB&M (Fields Landing)

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.





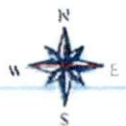
ZONING MAP

PROPOSED DOLLAR GENERAL
 COASTAL DEVELOPMENT PERMIT
 HUMBOLDT HILL AREA
 CDP-14-033

APN: 305-101-054

T04N R01W S08 HB&M (Fields Landing)

PROJECT AREA = 



MAP NOT TO SCALE

CDP 14-033 Dollar General

July 7, 2016

Page 8

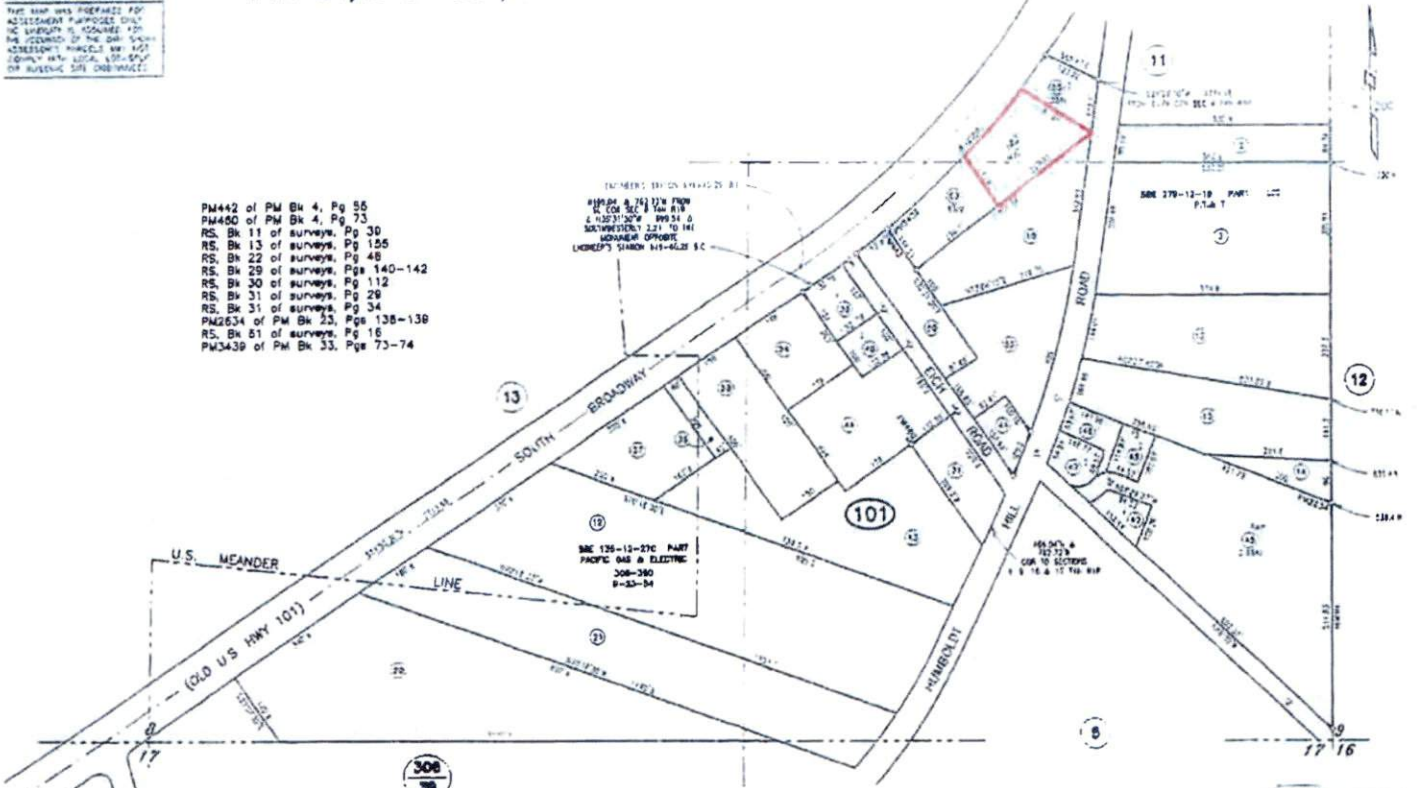
ASSESSOR'S PARCEL MAP
 THIS MAP WAS PREPARED FOR
 ASSIGNMENT PURPOSES ONLY.
 NO WARRANTY IS MADE FOR
 THE ACCURACY OF THE DATA SHOWN.
 ASSASSOR'S PARCEL MAP NOT
 TO BE USED FOR LEGAL PURPOSES
 OR BUSINESS SITE DETERMINATION.

PTN S1/2 OF SE1/4 SEC 8 T4N R1W H.B.& M.

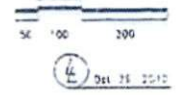
305-10

- PM442 of PM Bk 4, Pg 55
- PM450 of PM Bk 4, Pg 73
- RS, Bk 11 of surveys, Pg 30
- RS, Bk 13 of surveys, Pg 125
- RS, Bk 22 of surveys, Pg 48
- RS, Bk 29 of surveys, Pgs 140-142
- RS, Bk 30 of surveys, Pg 112
- RS, Bk 31 of surveys, Pg 29
- RS, Bk 31 of surveys, Pg 34
- PM2634 of PM Bk 23, Pgs 138-139
- RS, Bk 31 of surveys, Pg 16
- PM3439 of PM Bk 33, Pgs 73-74

THESE ARE THE ONLY SURVEYS IN
 THIS AREA THAT SHOW THE
 CORNER OF THE SECTION.
 THE CORNER OF THE SECTION IS
 SHOWN BY THE SURVEY
 MONUMENTS SHOWN IN THIS
 SECTION.



NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles
 Assessor's Map Bk 305, Pg 10
 County of Humboldt, CA.



PROJECT SITE =

ASSESSOR PARCEL MAP

**PROPOSED DOLLAR GENERAL
 COASTAL DEVELOPMENT PERMIT
 HUMBOLDT HILL AREA**

**CDP-14-033
 APN: 305-101-054
 T04N R01W S08 HB&M (Fields Landing)**

MAP NOT TO SCALE



AERIAL MAP

**PROPOSED DOLLAR GENERAL
COASTAL DEVELOPMENT PERMIT
HUMBOLDT HILL AREA**

**CDP-14-033
APN: 305-101-054**

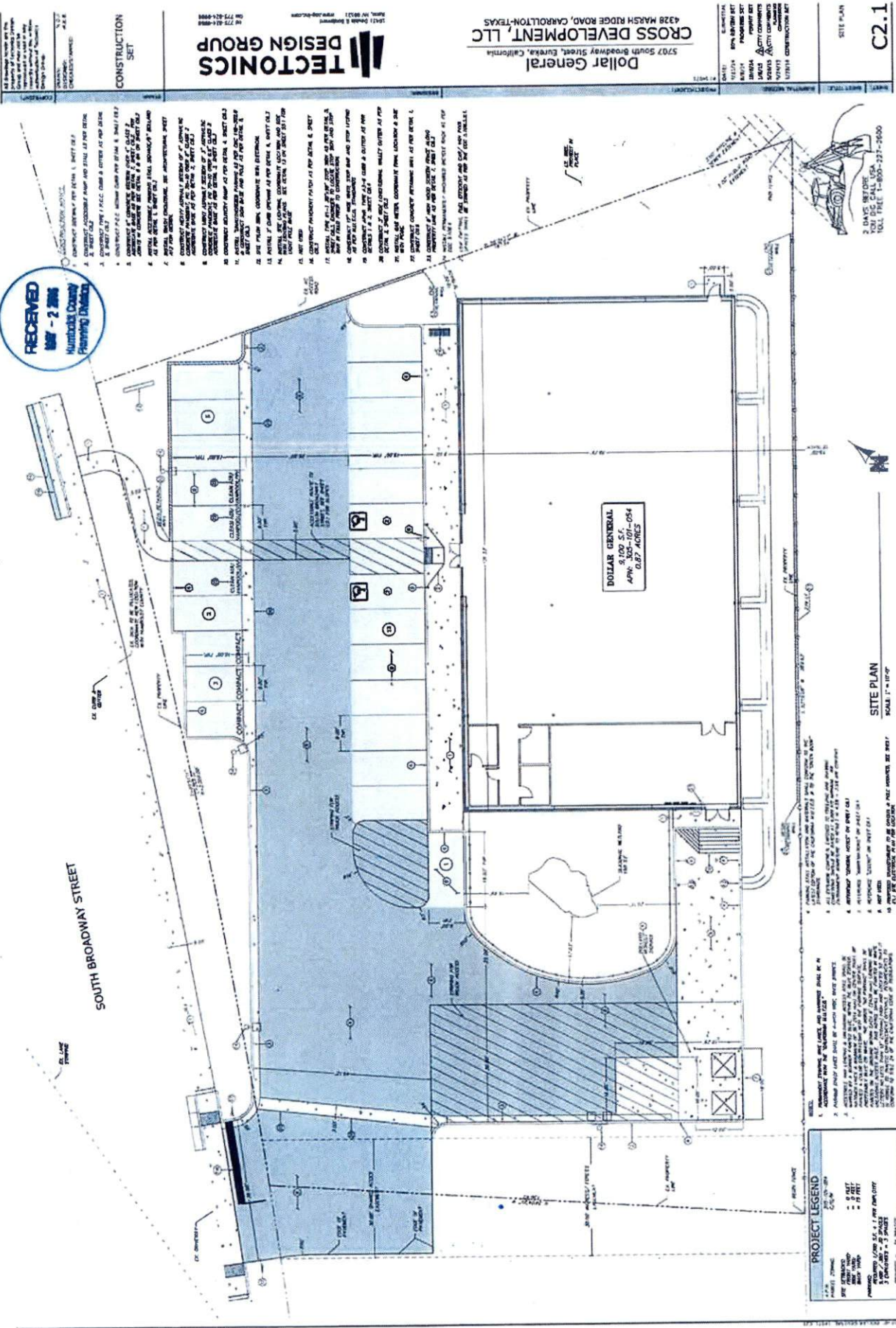
T04N R01W S08 HB&M (Fields Landing)

Project Area = 



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RECEIVED
 MAY - 2 2016
 Humboldt County
 Planning Director

CONSTRUCTION SET

TECTONICS DESIGN GROUP
 15411 SHAW & HENNINGSON
 SUITE 100, SAN RAFAEL, CA 94903
 (415) 452-9988

Dollar General
 CROSS DEVELOPMENT, LLC
 5707 South Broadway Street, Eureka, California
 4328 MARSH RIDGE ROAD, CARROLLTON, TEXAS

DATE: 11/13/14
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 10'-0"

SITE PLAN

C2.1

2 DAYS BEFORE
 YOU DIG CALL US
 TOLL FREE 1-800-237-2400

PROJECT LEGEND
 - 1' DRIVE
 - 2' DRIVE
 - 3' DRIVE
 - 4' DRIVE
 - 5' DRIVE
 - 6' DRIVE
 - 7' DRIVE
 - 8' DRIVE
 - 9' DRIVE
 - 10' DRIVE

NOTES:
 1. ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN SHALL BE SHOWN AS DASHED LINES.
 2. ALL EXISTING UTILITIES TO BE REMOVED SHALL BE SHOWN AS SOLID LINES.
 3. ALL EXISTING UTILITIES TO BE DELETED SHALL BE SHOWN AS DOTTED LINES.
 4. ALL EXISTING UTILITIES TO BE RELOCATED SHALL BE SHOWN AS SOLID LINES WITH A DOTTED CENTER LINE.
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 9. ALL EXISTING UTILITIES TO BE RELOCATED SHALL BE SHOWN AS SOLID LINES WITH A DOTTED CENTER LINE.
 10. ALL EXISTING UTILITIES TO BE RELOCATED SHALL BE SHOWN AS SOLID LINES WITH A DOTTED CENTER LINE.

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July 7, 2016

CDP 14-033 Dollar General

ATTACHMENT 1

CONDITIONS OF APPROVAL

Approval of the Coastal Development and Special Permit is conditioned upon the following terms and requirements which must be fulfilled before a building permit may be issued or use initiated.

1. The applicant shall apply for and obtain an encroachment permit for the commercial driveway. The permit will require the driveway entrance to be surfaced with asphalt concrete or Portland cement concrete. The driveway shall intersect the County road at a 90 degree angle. The driveway grade shall not exceed 2% in the first 20 feet.
2. Applicant will be required to construct a commercial ADA driveway apron; remove the unused driveway drop curb (constructed at the time of the subdivision) and replace with Caltrans Type A2-6 curb and gutter, and construct a 5 foot wide Portland cement concrete sidewalk along the frontage of the lot.
3. The encroachment permit will also include connecting the parking lot drainage into the existing storm drain system within South Broadway. An oil-water filtration system is required prior to discharge into the County storm drain. Per the Development plan the applicant shall prepare shop drawings of the oil-water filtration system and storm water diversion structure for approval. (See also COA #14).
4. The applicant shall comply with the Subdivision's conditions of approval and requirements of the Development Plan for PMS-03-19, on file with the Planning and Building Department, which includes, but is not limited to, construction of a storm water detention system. This system is to be reviewed and inspected by the Department of Public Works (DPW). A fee will be charged by DPW for this review. A copy of the detention construction plan and maintenance plan must be attached and made part of the issuance of any development permit for the lot. (See also COA #14).
5. A total of twenty-four (24) non-tandem, independently accessible parking spaces, including one (1) handicap accessible space, shall be constructed on-site prior to occupancy or before a "final" is issued for the Building Permit. The location of all on-site parking spaces shall appear on the final Building Division Plot Plan. Up to six (6) of the parking spaces may be designated as compact. Compact parking spaces shall be visibly marked with signs and shall be clustered in one section of the parking area. **This requirement shall be clearly identified on the plot plan for building permit.** All parking spaces and access shall be improved with a surface of asphalt or Portland cement and shall be maintained for the life of the project.
6. The project by Code must include a loading space of not less than ten (10) feet wide, sixty (60) feet long and shall contain at least fourteen (14) feet of clearance, or an exception shall be secured in accordance with Section 313-109.1.5.2. Deliveries shall take place during business hours.
7. Site visibility must be maintained at the driveway entrance and at the corners of the lot in conformance with County Code.

8. Applicant shall be responsible to correct any involved drainage problems at the intersection of driveway and the County maintained roadway to the satisfaction of the Department of Public Works, Land Use Division. (See also COA #14).
9. Applicant shall pave, sign and stripe the parking lot.
10. Water and sewer service are available upon payment of applicable fees to Humboldt Community Services District. Water and sewer services shall not be located in a driveway area.
11. Hours of construction activity shall be limited to Monday through Friday from 8:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm with no construction activity on Sunday.
12. During construction of the building the applicant shall:
 - a. use dust control techniques when excavating to minimize dust problems on adjacent parcels;
 - b. re-vegetate all disturbed areas prior to winter rain; and
 - c. take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties.

The plot plan submitted for the Building Permit shall indicate that all ground bared during construction shall be landscaped and/or seeded and mulched prior to October 1st.
13. The applicant shall submit a landscaping plan subject to the review and approval of the Planning Director. All landscaping shall be installed and have its maintenance system in working order prior to occupancy issuance.
14. The applicant shall submit a Drainage Plan for approval by the Department of Public Works that incorporates Low Impact Development techniques into the project design in a manner complementary to the requirements of COA #3 (oil-water filtration) and COA #4 (storm water detention). The Drainage Plan shall comply with the standards of a Regulated Project under the State Water Board's Phase II Small Municipal Separate Storm Sewer System (MS4) Program. Areas identified as treatment areas shall be maintained for the life of the project. The purpose of these combined measures is to maximize the retention of storm water on site such that pollutant-laden runoff from the proposed new parking lot and other impermeable surfaces does not degrade surrounding coastal wetlands and waters.
15. The applicant shall implement all Mitigation Measures set forth in the Mitigated Negative Declaration.
16. The applicant shall submit a soils report with erosion and sediment control measures for review by the Building Inspection Division. Engineered construction plans will be required.
17. The applicant shall submit a Lighting Plan for the project for approval by the Planning and Building Department. The plan shall address the amount of light to be used, minimize glare and off-site impacts of light trespass, and provide for energy conservation by reducing the amount of light during non-business hours while maintaining adequate illumination for security.

18. Signs shall conform to Section 313-87 of the zoning regulations and the County's sight visibility ordinance. A signage plan shall be submitted with the application for Building Permit.
19. **Within five (5) days of the effective date of the approval of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,260.25. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus a \$50 document handling fee. This fee is effective through December 31, 2016 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.wildlife.ca.gov for a determination stating the project will have no effect on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,210.25 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required.
20. This project 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. Any and all outstanding Planning fees to cover the processing of the project shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
21. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$95.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate.
22. The applicant shall submit to the Planning Director annual follow-up reports prepared by a qualified biologist that verifies whether or not: a) the mitigations recommended in the Wetland Protection Plan dated June 5, 2016, prepared by Virginia Dains, Consulting Biologist were adhered to, and b) to assess the success of the restoration plantings and maintenance activities (invasive plant and litter removal and fence maintenance). Surveys shall be conducted for two (2) consecutive years after construction. The report shall prescribe any additional measures required to insure full compliance with the Wetland Protection Plan. A written contract for services and cost estimate for this monitoring work shall be provided to the Department prior to initiation of work. A performance bond may be required by the Planning Director.

On-going Requirements/Development Restrictions which Must be Satisfied for the Life of the Project:

1. The project shall be developed and conducted in accordance with the Project Description, Plan of Operations, Project Site Plan and Wetland Protection Plan. Changes other than Minor Deviations to the Plot Plan as provided by Section 312-11.1 shall require a modification of this permit.
2. A six (6) foot high solid wood fence shall be installed at the time of development between the residential and commercial use and be maintained for the life of the development.
3. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries. Illuminated signs shall be turned off within one (1) hour of close of business.
4. New utilities shall be installed underground, when feasible.

5. Landscaping shall be maintained for the life of the development in conformance with the approved landscaping plan.

Informational Notes

1. 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.

The applicant is responsible for ensuring compliance with this condition.

2. 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 (set back approximately 25 feet from the road). Existing gates shall be evaluated for conformance.
3. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
4. The Coastal Development Permit and Special Permit shall expire and become null and void at the expiration of one (1) year 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 period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
5. New Development Requires a Permit. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.) shall require a Coastal Development Permit and Special Permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making all of the following required findings.

The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development and Special Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. 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 (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) will not have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. General Plan Consistency. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Framework Plan (FP) and the Humboldt Bay Area Plan (HBAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence which Supports Making the General Plan Conformance Finding
Land Use: §2700 (FP) §4.10 (HBAP)	Commercial General: Principal uses include retail sales, retail services, offices and professional uses.	The project consists of constructing an approximately 9,300 square feet commercial building on a 0.87 acre vacant parcel. The use of the building will be a retail store which is principally permitted in the Commercial General designation.
Housing: §2400 (FP) §3.28 (HBAP)	New housing in the Coastal Zone shall be developed in conformity with the goals, policies and standards of the Humboldt County Housing Element.	This project is for commercial development in a commercial zone. It does not affect Housing Element density targets established in the Humboldt County Housing Element.
Hazards: §3100-§3300(FP) §3.29 (HBAP)	Minimize risks to life and property in areas of high geologic, flood, and fire hazard.	The project site is located in a geologic area designated with low instability. The site has a low fire hazard rating and is within an area of minimal flooding according to FIRM Map # 060060 0950C. All referral agencies have recommended approval or conditional approval of the proposed project. The parcel is located outside the area of potential tsunami hazard.

<p>Biological Resource §3400 - §3604 (FP) §3.30 (HBAP)</p>	<p>Protect designated sensitive and critical resource habitats.</p>	<p>A site visit by Department of Fish and Wildlife identified a small isolated wetland near the middle of the parcel. The applicant engaged the services of a biologist who submitted a Preliminary Wetland Delineation (Dains, May 6, 2015) followed by a Wetland Protection Plan (Dains, September 15, 2015). The Wetland Delineation identified the wetland as a 150 square foot seasonal isolated wetland occurring on disturbed ground. Section 3.30.B.6.e of the HBAP allows for the relaxation of the 100 foot wetland buffer setback provided the reduction is necessary to allow development of the parcel with the principally permitted use and the maximum feasible setback is maintained sufficient to protect the wetland's habitat values. The Wetland Protection Plan details measures to implement to ensure the protection and rehabilitation of the wetland area. The 150 square foot wetland will be buffered by an area 13 times its size. The minimum setback to parking areas is approximately 16 feet. The wetland and buffer area will be separated from foot and vehicular traffic by a permanent post and cable fence. A concrete curb will encircle the wetland buffer to prevent parking area runoff from entering the wetland. During construction the wetland and buffer will be protected with high visibility fencing and remain undisturbed. After construction the wetland and buffer will be planted with native, locally sourced species and monitored and maintained to ensure the plantings survive.</p> <p>The project is conditioned with standard erosion and sediment controls, an oil-water separator, and LID techniques for natural storm water detention. Therefore, minimal impacts to biological resources and/or sensitive or critical habitats resources are expected.</p>
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<p>Archaeological and Paleontological Resources §3500 (FP) §3.18 (HBAP)</p>	<p>Protect cultural, archeological and paleontological resources.</p>	<p>The project was referred to The Northwest Information Center (NWIC) who recommended further study of the area and for local tribes to be contacted. The planning division also referred to the local tribe, Bear River Band of the Rohnerville Rancheria, who indicated their database does not include any previously recorded sites within the project parcel or in the immediate vicinity. The referral recommends an informational note be added to the conditions for this project in case archaeological resources are uncovered during construction activities. The informational note requires that work is stopped and a qualified archeologist is contacted.</p>
<p>Visual Resource Protection §3540 (FP) §3.40 (HBAP)</p>	<p>Protect and conserve scenic and visual qualities of coastal areas.</p>	<p>The subject parcel is not located within a designated coastal scenic or visual area. The parcel is located on South Broadway which was the old highway before the current US Highway 101 was constructed. The store will be accessed from South Broadway in an area of mixed commercial and residential uses. The proposed retail store has a front height of 22 feet sloping to 15 feet at the rear of the store which is well below the 45 foot maximum height allowed in the zoning district. The area is relatively flat and the view to the bay is interrupted by US Highway 101 as well as other development. The surrounding parcels may have views of the bay from second story windows but views from the street level are not impacted by this development. The commercial use is principally permitted and, with a Special Permit for a parking space reduction, conforms with the development standards of the parcel. Based on the above discussion, staff believes that the proposal would be consistent with the visual resource protection requirements of the Humboldt Bay Area Plan.</p>
<p>Urban Limit Development Policies §3.11 B 2 (c) 2</p>	<p>Development allowed when the carrying capacity of major roads and of coastal access corridors is sufficient for all permitted uses.</p>	<p>The project site will be accessed off South Broadway which was the old highway before the construction of US Highway 101. The Department of Public Works – Lane Use Division was referred and did not have concerns, citing the project's location and proximity to US Highway 101.</p>

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms to all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Zoning Finding
§ 313-2.2 (HCC) Commercial General	Retail sales and services, Administrative, Office and Professional	The project is for the development of a retail store.
§ 313-2.2 (HCC)	Development Standards	
Minimum Parcel Size	5,000 square feet	The parcel is approximately 0.87 acre.
Lot Width	50 feet	Approximately 205 feet
Maximum Lot Depth	3 x lot width(205) = 615 ft	The depth of the parcel ranges from approximately 160 to 200 feet.
Minimum Yard Setbacks per Zoning	Front: 0 feet Rear: 15 feet Sides: 0 feet	Front: 65 feet Rear: 15 feet South side: 82 feet from edge of ingress/egress easement. North side: 10 feet
Maximum Ground Coverage	None specified	± 25%

<p>313-109.1 Parking</p>	<p><u>Commercial Retail Sales:</u> One parking space for every 300 square feet of gross floor area plus one for each employee.</p> <p><u>Warehouse:</u> The higher of either one parking space for every four employees or one parking space for each 2,500 square feet of gross floor area.</p> <p><u>Exceptions:</u> Exceptions may be granted by the hearing officer based on the following factors: Geographic location of the site; identification as a rural center in the community plan, site specific topographic constraints, historically designated structures, proximity to urban built up areas; and levels of anticipated use.</p> <p><u>Loading Space Required.</u> One loading space is required for each 20,000 square feet of gross floor area or portion thereof.</p>	<p>Using the standard parking ratios for retail store and warehouse, 32 parking spaces would be required. Calculations are below.</p> <p>The applicants have requested a parking exception based on the levels of anticipated use. The applicant provided a parking study demonstrating justification for the exception request. The study is based on historical parking demand at other Dollar General locations throughout California and assumes the full parking requirements are unwarranted. The study is provided as part of the project description included with Attachment 3.</p> <p>Overall, Dollar General requests a reduction of eight spaces for a total of 24 on-site parking spaces. Staff is supportive of this exception based on the level of anticipated use.</p> <p>The loading space requirement is met with one designated loading space located in the southwest area of the parking lot. No loading space exception is requested.</p> <p><u>Parking Calculations</u></p> <p>9,297 total building <u>-1,003 warehouse</u> 8,294 retail ÷ 300 One (1) space for every 300 sf 27.6 = 28 spaces for retail</p> <p>Three (3) employees = additional three (3) spaces 28 + 3 = 31 for retail 1,003 warehouse = One (1) space per 2,500 sf Total = 32 spaces per zoning</p> <p>Plot plan shows 24 spaces including 2 ADA accessible spaces.</p>
<p>Maximum Structure Height</p>	<p>45 feet</p>	<p>Main building = 22 feet max in front sloping to 15 feet in rear.</p>

313-87.3 Signs and Nameplates	In commercial zones signs shall not exceed 300 square feet in the aggregate and shall not be divided into more than six single-faced or double-faced signs.	The project proposes two signs. The first is a double-sided pole mounted sign of approximately 70.7 square feet per side (141.4 square feet total). The height of the pole mounted sign is 21 feet. This sign is proposed to be illuminated. The second sign will be mounted on the building and be approximately 150 square feet and illuminated. Together the signs total 291.5 square feet.
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4. Public Health, Safety and Welfare: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved the proposed development. No detrimental effects to public health, safety and welfare were identified. The proposed development is not expected be detrimental to property values in the vicinity nor pose any kind of public health hazard.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development shall 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 (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The parcel is currently planned and zoned for commercial uses. The proposed project will permit the development of a retail store. The parcel was not included in the 2014 Housing Inventory used to determine compliance with Housing Element law. Therefore, the project is in conformance with the standards in the Housing Element.

6. Environmental Impact. Please see the attached draft Mitigated Negative Declaration.

As required by the California Environmental Quality Act, the initial study conducted by the Planning and Building Department, Planning Division (Attachment 4) evaluated the project for any adverse effects on the environment. Based on a site inspection, information in the application, and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential adverse effect, either individually or cumulatively, on the environment. The environmental document on file in the Department includes a detailed discussion of all relevant environmental issues.

Because the project was found subject to CEQA and a Mitigated Negative Declaration was prepared, the provisions of Section 711.4 of the California Fish and Wildlife Code apply to this project. The applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,260.25. [Note: In order to comply with the time limits for filing the Notice of Determination per CEQA, this payment will be requested from the applicant prior to hearing and will be held by the Planning Division pending a decision on the permit.] Pursuant to Section 711.4 of the Fish and Wildlife Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus the \$50 document handling fee. This fee is effective through December 31, 2016 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Wildlife Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.wildlife.ca.gov for a determination stating the project will have no effect on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,181.25 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required. This requirement appears as Condition #19 of Attachment 1.

ATTACHMENT 3

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form (in file)
- Plot Plan (attached)
- Plan of Operation (attached)
- Trip Generation and Parking Assessment (attached)
- Floor plan and elevations (attached)
- Preliminary Wetland Delineation (attached)
- Wetland Protection Plan (attached)

Dollar General Humboldt Hills

Plan of Operation

Project Description:

- 1. Dollar General stands for convenience, quality brands and low prices. More than have of our stores serve communities with fewer than 20,000 people – many overlooked by large retailers. We like to build stores close to neighborhoods, so no one has to drive far to find us. Dollar General's successful prototype makes shopping a truly hassle-free experience. We design neighborhood stores with carefully edited merchandise assortments. We don't carry every brand and size, just the most popular ones. We save you time by staying focused on life's simple necessities: laundry detergent, toilet paper, bar soap, shampoo, socks and underwear and maybe a gadget or two. We were one of the first General Merchandise stores to add coolers to our stores, featuring convenience foods such as milk and eggs. Some of the national brands carried are Tide, Crest, Kotex Dove, *Proctor and Gamble, Clorox, glad, Huggies Tylenol, Ocean Spray, 3M, Bic, Fruit of the Loom and Rexall Drugs. Our permanent Dollar General Store will operate between the hours of 8am and 10pm, 7 days a week. They typically run between 3-5 employees per shift, 95% of the time operating with 3 employees. Deliveries are random and could happen anytime during operating hours.**
- 2. Typically the only byproduct from the daily operation is typical trash.**
- 3. The site has no emissions.**
- 4. The only increase in noise would be the traffic pulling into and out of the site.**
- 5. The Dollar General Store will operate like any other retail store, more trips will be generated to our site thus impacting the adjacent streets. We typically have 10-13 trips per hour so the increase in not significant. Our store uses very little water and thus discharges very little sewer, roughly 250 gallons per day of domestic water usage. The same can be said of our low maintenance landscaping design, this design reduces the amount of water required for landscaping.**

MEMO

To: Mr. Joe Dell, Cross Development LLC
From: Ken Anderson, KD Anderson & Associates, Inc.
Date: October 8, 2014
Re: Trip Generation and Parking Generation Assessment for Dollar General Stores

Study Overview

Project Description. Dollar General Stores is a chain of small to medium sized convenience oriented discount stores that are prevalent on the east coast but have only recently appeared in California. As we understand, the Dollar General Stores are typically stand-alone 9,100 sf retail stores located off of state highways and local "Main Streets" in suburban and rural areas. In many jurisdictions local agencies and the California Department of Transportation (Caltrans) require additional information regarding the trip generation and parking characteristics of Dollar General Stores before deciding whether formal traffic impact studies and parking variances will be required as part of their site design approval or as part of project review under the California Environmental Quality Act (CEQA). This memo transmits the results of our Trip Generation / Parking Generation Assessment that provides that initial information:

Trip Generation. Traffic engineers characterize the vehicle movements into and out of a business in terms of "trip ends". Each time a customer or employee travels to a business and then departs one inbound and one outbound trip will be generated. The number of trips associated with new development is estimated based on statistics derived from observation of similar uses. The trip generation forecast for Dollar General Stores has been based on review of trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 9th Edition (2012)*, as well as a survey of similar stores conducted in 2011 for the Florida Department of Transportation (FDOT).

ITE Code 824 Variety Store most closely approximates the characteristics of Dollar General Stores in terms of store size and characteristics. The Trip Generation Manual notes:

A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as "dollar stores". Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations and toys. These stores are sometimes standalone sites, but they may also be located in small strip shopping centers.

The Trip Generation Manual notes that the site surveys reported for this use were collected in 2010 in Florida. That is also the data presented in the 2011 FDOT survey.

As noted in Table 1 the typical Dollar General Store is expected to generate approximately 583 daily, 35 a.m. and 63 p.m. peak hour trips measured at the stores driveways. The 2011 FDOT study noted that on

KD Anderson & Associates, Inc.

3853 Taylor Road, Suite G • Loomis, CA 95650 • (916) 660-1555 • Fax (916) 660-1535

average 34% of the trips made to the store are classified as "pass-by" trips drawn from the stream of traffic already passing the site. Thus, we expect the a Dollar General Store will generate 385 "new" daily trips with 23 "new" trips in the a.m. peak hour and 41 "new" trips during the p.m. peak hour.

**TABLE 1
 DOLLAR GENERAL STORES TRIP GENERATION RATES / FORECASTS**

Land Use / ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Variety Store (814)	kfs	64.03	50%	50%	3.81-	50%	50%	6.82
Dollar General Stores	9.1 ksf	583	18	17	35	32	31	63
Less Pass-by Trips	<34%>	198	<6>	<6>	<12>	<11>	<11>	<22>
Net New Trips		385	12	11	23	21	20	41

Institute of Transportation Engineers, *Trip Generation Manual, 9th Edition* or Trip Generation Characteristics of Discount/Home Improvement Superstores/Major Distribution Centers and Small Box Stores, Wilbur Smith Associates, February 2, 2011

Truck Trips. The typical store will receive regular deliveries from the Dollar General Stores regional distribution center. Typically 3 full size trucks will visit the store each week, although smaller single unit trucks may visit each day. Some of the full size trucks are expected to be STAA trucks (53') permitted on California highways under the Surface Transportation Authorization Act. Deliveries would not be expected during the a.m. and p.m. peak commute hours.

Parking Generation

The ITE publication *Parking Generation, 4th Edition (2010)* presents the result of parking demand surveys conducted for various land uses. While that source provides guidance for collecting parking demand data and for developing parking generation rates, no specific information has been developed for Dollar General Stores. New parking demand data was developed based on observations at three northern California Dollar General Stores in September 2014.

The results of these surveys are attached and summarized in Table 2. As part of the survey the number of occupied parking spaces was identified by observation on 15 minute intervals for those hours that each store was open. This data was reviewed and the time period with the greatest number of occupied spaces was identified. As noted in Table 2, the maximum number of occupied spaces ranged from 9 to 11 on the weekday, and from 9 to 13 on Saturday. The average for the three stores was determined to be a maximum of 10 occupied spaces on the weekday and 11.33 occupied spaces on Saturday.

KDA

**TABLE 2
 DOLLAR GENERAL STORES PARKING DEMAND**

	Gridley, CA		Los Molinos, CA		Orland, CA	
	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014
Building ksf	9.1		9.1		9.1	
Total On-Site Parking Spaces	30		32		29	
Time of Peak Parking Demand	1:00 pm	1:45 pm	3:30 pm	11:00 am	10:45 am	2:45 pm
Maximum Number of Occupied Spaces	9	9	10	12	11	13
Average Maximum Occupied Parking Spaces					10.00	11.33
Average Maximum Occupied Spaces per ksf					1.10	1.25

KDA

APPENDIX
Parking Survey Results

KDA

14-7633-001 Dollar General Parking Study

1480 Highway 99, Gridley, CA 95948

Inventory: 30 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	5
8:15 AM	3	3:15 PM	5
8:30 AM	2	3:30 PM	7
8:45 AM	2	3:45 PM	8
9:00 AM	2	4:00 PM	9
9:15 AM	2	4:15 PM	6
9:30 AM	3	4:30 PM	5
9:45 AM	3	4:45 PM	7
10:00 AM	4	5:00 PM	8
10:15 AM	4	5:15 PM	7
10:30 AM	3	5:30 PM	7
10:45 AM	2	5:45 PM	6
11:00 AM	2	6:00 PM	6
11:15 AM	3	6:15 PM	4
11:30 AM	4	6:30 PM	6
11:45 AM	5	6:45 PM	4
12:00 PM	8	7:00 PM	4
12:15 PM	7	7:15 PM	3
12:30 PM	6	7:30 PM	3
12:45 PM	5	7:45 PM	5
1:00 PM	9	8:00 PM	5
1:15 PM	9	8:15 PM	5
1:30 PM	4	8:30 PM	5
1:45 PM	6	8:45 PM	4
2:00 PM	7	9:00 PM	3
2:15 PM	4	9:15 PM	3
2:30 PM	5	9:30 PM	2
2:45 PM	4	9:45 PM	1
		10:00 PM	0

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	6
8:15 AM	3	3:15 PM	3
8:30 AM	3	3:30 PM	5
8:45 AM	3	3:45 PM	7
9:00 AM	3	4:00 PM	7
9:15 AM	3	4:15 PM	6
9:30 AM	3	4:30 PM	9
9:45 AM	3	4:45 PM	9
10:00 AM	2	5:00 PM	8
10:15 AM	3	5:15 PM	7
10:30 AM	2	5:30 PM	6
10:45 AM	3	5:45 PM	5
11:00 AM	8	6:00 PM	6
11:15 AM	4	6:15 PM	8
11:30 AM	2	6:30 PM	3
11:45 AM	3	6:45 PM	4
12:00 PM	4	7:00 PM	4
12:15 PM	3	7:15 PM	5
12:30 PM	3	7:30 PM	5
12:45 PM	5	7:45 PM	4
1:00 PM	5	8:00 PM	5
1:15 PM	5	8:15 PM	5
1:30 PM	4	8:30 PM	4
1:45 PM	9	8:45 PM	4
2:00 PM	8	9:00 PM	3
2:15 PM	5	9:15 PM	3
2:30 PM	5	9:30 PM	1
2:45 PM	6	9:45 PM	1
		10:00 PM	1

14-7633-002 Dollar General Parking Study

851 Newville Road, Orland, CA 95963

Inventory: 29 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	2	3:00 PM	3
8:15 AM	1	3:15 PM	3
8:30 AM	4	3:30 PM	6
8:45 AM	4	3:45 PM	2
9:00 AM	3	4:00 PM	4
9:15 AM	4	4:15 PM	7
9:30 AM	6	4:30 PM	5
9:45 AM	5	4:45 PM	6
10:00 AM	7	5:00 PM	6
10:15 AM	8	5:15 PM	3
10:30 AM	7	5:30 PM	5
10:45 AM	11	5:45 PM	8
11:00 AM	8	6:00 PM	7
11:15 AM	11	6:15 PM	8
11:30 AM	4	6:30 PM	5
11:45 AM	4	6:45 PM	6
12:00 PM	7	7:00 PM	6
12:15 PM	4	7:15 PM	5
12:30 PM	6	7:30 PM	4
12:45 PM	5	7:45 PM	1
1:00 PM	5	8:00 PM	4
1:15 PM	6	8:15 PM	6
1:30 PM	7	8:30 PM	4
1:45 PM	5	8:45 PM	2
2:00 PM	4	9:00 PM	2
2:15 PM	5	9:15 PM	5
2:30 PM	7	9:30 PM	2
2:45 PM	4	9:45 PM	1
		10:00 PM	1

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	3	3:00 PM	3
8:15 AM	4	3:15 PM	4
8:30 AM	3	3:30 PM	4
8:45 AM	2	3:45 PM	5
9:00 AM	6	4:00 PM	9
9:15 AM	5	4:15 PM	7
9:30 AM	4	4:30 PM	4
9:45 AM	5	4:45 PM	8
10:00 AM	3	5:00 PM	9
10:15 AM	4	5:15 PM	5
10:30 AM	7	5:30 PM	6
10:45 AM	6	5:45 PM	2
11:00 AM	6	6:00 PM	4
11:15 AM	8	6:15 PM	3
11:30 AM	6	6:30 PM	5
11:45 AM	8	6:45 PM	7
12:00 PM	10	7:00 PM	7
12:15 PM	7	7:15 PM	10
12:30 PM	9	7:30 PM	3
12:45 PM	6	7:45 PM	3
1:00 PM	8	8:00 PM	1
1:15 PM	8	8:15 PM	4
1:30 PM	6	8:30 PM	7
1:45 PM	10	8:45 PM	5
2:00 PM	9	9:00 PM	5
2:15 PM	10	9:15 PM	4
2:30 PM	6	9:30 PM	2
2:45 PM	13	9:45 PM	2
		10:00 PM	1

14-7633-003 Dollar General Parking Study

7921 Highway 99e, Los Molinos, CA 96055

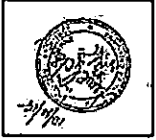
Inventory: 32 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	7
8:15 AM	1	3:15 PM	9
8:30 AM	3	3:30 PM	10
8:45 AM	4	3:45 PM	5
9:00 AM	4	4:00 PM	7
9:15 AM	3	4:15 PM	8
9:30 AM	2	4:30 PM	5
9:45 AM	3	4:45 PM	3
10:00 AM	2	5:00 PM	9
10:15 AM	6	5:15 PM	6
10:30 AM	6	5:30 PM	9
10:45 AM	5	5:45 PM	5
11:00 AM	4	6:00 PM	7
11:15 AM	6	6:15 PM	8
11:30 AM	7	6:30 PM	9
11:45 AM	6	6:45 PM	7
12:00 PM	2	7:00 PM	5
12:15 PM	4	7:15 PM	8
12:30 PM	7	7:30 PM	7
12:45 PM	6	7:45 PM	6
1:00 PM	4	8:00 PM	7
1:15 PM	8	8:15 PM	7
1:30 PM	5	8:30 PM	5
1:45 PM	7	8:45 PM	6
2:00 PM	6	9:00 PM	8
2:15 PM	5	9:15 PM	4
2:30 PM	6	9:30 PM	4
2:45 PM	5	9:45 PM	2
		10:00 PM	2

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	11
8:15 AM	1	3:15 PM	8
8:30 AM	4	3:30 PM	6
8:45 AM	2	3:45 PM	6
9:00 AM	3	4:00 PM	3
9:15 AM	3	4:15 PM	6
9:30 AM	5	4:30 PM	7
9:45 AM	3	4:45 PM	8
10:00 AM	5	5:00 PM	6
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10:30 AM	6	5:30 PM	7
10:45 AM	9	5:45 PM	9
11:00 AM	12	6:00 PM	5
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2:45 PM	9	9:45 PM	2
		10:00 PM	1



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 FAX: 972.912.8666

"HUMBOLDT HILL"
 DOLLAR GENERAL
 EUREKA, CA

REVISIONS

NO.	DATE	DESCRIPTION
1	10/06/2014	ISSUED FOR PERMITS
2	10/06/2014	ISSUED FOR PERMITS

PROJECT
 DOLLAR GENERAL
 1255 W. 15TH ST.
 SUITE 125
 PLANO, TEXAS 75075

A1.0
 FLOOR PLAN
 (continued on page 2)

FLOOR PLAN NOTED NOTES

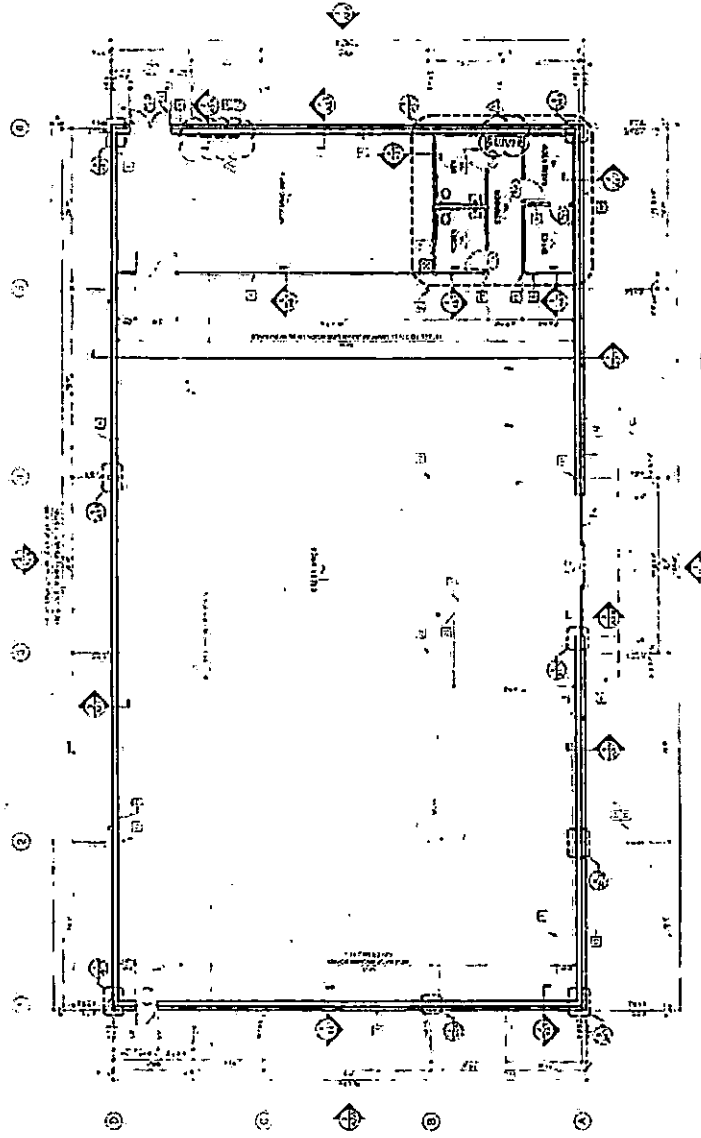
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2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE.
5. ALL CEILING HEIGHTS ARE 10' UNLESS NOTED OTHERWISE.
6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
7. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
9. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
10. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

GENERAL NOTES

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NOTES

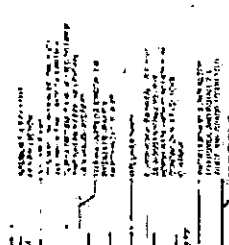
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1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

THIS FLOOR PLAN IS UNDESIGNED/UNCALCULATED.

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE RESULTS OF ANY CONSTRUCTION BASED ON THIS PLAN.



2 ANCHOR BOLT DETAIL
 SCALE: 1/2" = 1'-0"



July 7, 2016

CDP 14-033 Dollar General



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**"DOLLAR GENERAL"
 "HUMBOLDT HILL"
 EUREKA, CA**

REVISIONS

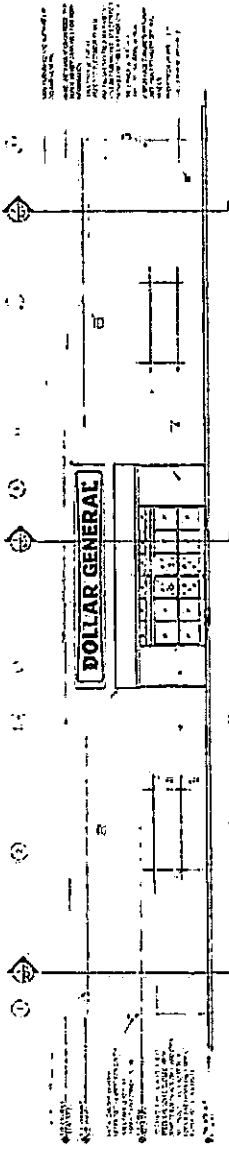
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10/06/2014
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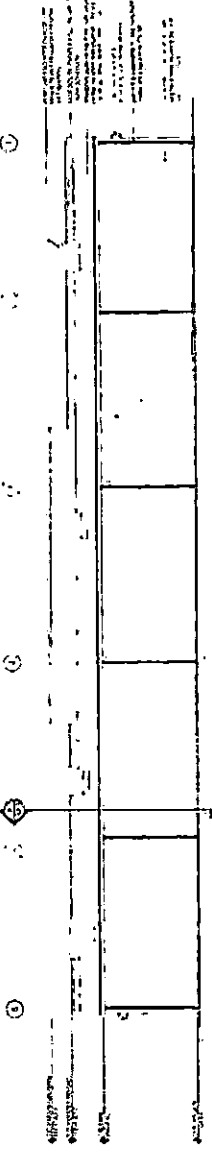
A2.0
 EXTERIOR
 ELEVATIONS
 CDP 14-033AA

EXTERIOR FINISHES

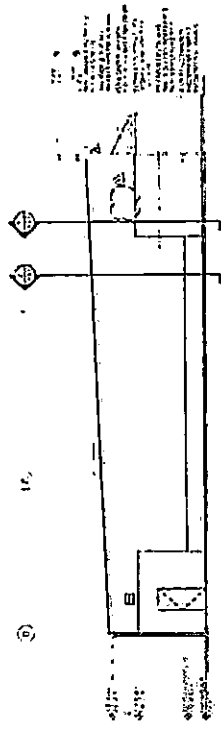
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3	GLASS	REFLECTIVE
4	WOOD	PAINTED
5	ROOFING	ASPH/FLT
6	PAINT	EXTERIOR
7	LANDSCAPE	GRASS
8	LANDSCAPE	PLANTING
9	LANDSCAPE	IRRIGATION
10	LANDSCAPE	WATER
11	LANDSCAPE	SEWER
12	LANDSCAPE	ELECTRICAL
13	LANDSCAPE	MECHANICAL
14	LANDSCAPE	STRUCTURE
15	LANDSCAPE	FINISHES



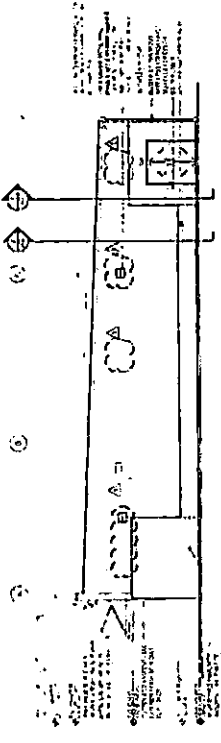
1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

**Preliminary Wetland Delineation
Cross Development Site
5707 South Broadway (Humboldt Hill) Eureka, CA**

Prepared for:

**Cross Development LLC
5317 Inverrary Drive
Plano, TX 75093**

Prepared by:

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Auburn, CA 95602
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530-888-9180**

May 6, 2015



Background

Cross Development LLC is examining the development potential of 0.87 acre parcel (APN: 305-101-054) located in the Humboldt Hill area of Eureka, Humboldt County, CA for commercial uses. The potential presence or absence of "wetlands" on the property was examined due to its location adjacent to extensive wetlands identified in the National Wetland Inventory (NWI) and County records. The property is zoned as General Commercial/Wetland given its proximity to low lying areas of Humboldt Bay. This preliminary wetland delineation represents the results of biological records search, field investigations, and detailed mapping based on the several waters and wetlands jurisdictions as described below.

Waters and Wetland Jurisdictions

Waters (including wetlands) are defined differently by various agencies. "Waters of the United States" including wetlands are identified in this project as those under jurisdiction of the U.S. Army Corps of Engineers (USACE). "Waters of the State" are under jurisdiction of the California Coastal Commission (CCC), the State Water Resources Control Board (WRCB), and the California Department of Fish and Wildlife (DFW). Many of these jurisdictions overlap. All state agencies recognize and accept the USACE definition of waters and wetlands, but "Waters of the State" may extend beyond the lines of federal jurisdiction to monitor and protect resources important to each agency's mission.

Jurisdictional areas examined for this delineation include:

- Waters of the US (USACE) & Waters of the State (DFW 1600)
- Waters of the US-Special Aquatic Sites- Wetlands (USACE)
- Waters of the State --CCC- one parameter wetlands within the Coastal Zone
- Waters of the State --CCC & DFW riparian vegetation associated with perennial, intermittent, or ephemeral channels in the Coastal Zone
- Waters of the State --DFW - riparian vegetation outside of the coastal zone that is associated with perennial, intermittent, or ephemeral channels, or ephemeral channels that are not under Corps jurisdiction
- Waters of the State -- WRCB -- any ponds, ditches, channels with surface water that may be man-made and/or isolated and not under Corps jurisdiction

Waters of the United States

The discharge of dredged or fill material in "Waters of the United States" is regulated by the US Army Corps of Engineers under authorization by section 404 of the Clean Water Act of 1972. A subset of "Waters of the US", referred to as special aquatic sites, includes wetlands that are identified by application of the USACE wetland delineation manual (USACE 1987) and; for this survey, the 2010 Regional Supplement for Western Mountains, Valleys, and Coast Region (USACE 2010). Both of these manuals use a 3-parameter approach to the identification of

wetlands where hydrophytic vegetation, hydric soils, and wetland hydrology must be present in a normal year to be included. The USACE defines waters under its jurisdiction as:

40 CFR 230.3(s) *The term waters of the United States means:*

1. *All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;*
2. *All interstate waters including interstate wetlands;*
3. *All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie pot holes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:*
 - (i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or*
 - (ii) From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or*
 - (iii) Which are used or could be used for industrial purposes by industries in interstate commerce;*
4. *All impoundments of waters otherwise defined as waters of the United States under this definition;*
5. *Tributaries of waters identified in paragraphs (s)(1) through (4) of this section;*
6. *The territorial sea;*
7. *Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (s)(1) through (6) of this section; waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 423.11(m) which also meet the criteria of this definition) are not waters of the United States.*

Waters of the State

California Coastal Commission

The California Coastal Commission wetlands were mapped within the limits of the coastal zone. The South Broadway, Humboldt Hill, property is found within the coastal zone as defined by the CCC and is under the administrative jurisdiction of the City of Eureka's Local Coastal Program. The California State Coastal Commission defines wetlands by the CCC Administrative Regulations (Section 13577 (b)) as:

Wetlands are lands where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of

surface water levels, wave action, water flow, turbidity or high concentrations of salt or other substance in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deepwater habitats. (14 CCR Section 13577, 1994).

The Commission's one-parameter definition is similar to the USFWS wetlands classification system, which states that wetlands must have one or more of the following three attributes:

(1) At least periodically the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.

California Water Resources Control Board

The California Water Resources Control Board includes as "Waters of the State" as "any surface water or groundwater, including saline waters, within the boundaries of the state" (Water Code Section 13050(e)). These include:

- *All "waters of the United States"*
- *All surface waters that are not "waters of the United States", e.g. non-jurisdictional wetlands (including isolated wetlands)*
- *Groundwater*
- *Territorial seas*

State of California Department of Fish and Wildlife

The State of California Department of Fish and Wildlife regulates water resources under Section 1600-1616 of the California Fish and Wildlife Code. Section 1602 which states:

"An entity may not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake."

CDFW jurisdiction includes ephemeral, intermittent and perennial watercourses and extends:

"bank to bank limits in unvegetated streams or outer edge of riparian community where present" (CDFW 1994).

Project Description

The Cross Development site is located at 5707 South Broadway Street in the Spruce Point area of Humboldt Hill (Eureka, CA). Figure 1 (General Location Map, attached) shows the location of the property on the east side of South Broadway Street (Sec 8 T4N R1W) a few hundred yards southwest of its junction with Humboldt Hill Road. The property is being proposed for the location of a Dollar General store. Development of the 0.87 acre parcel will include a 9,100 square foot building site, parking for 30 vehicles, traffic access to Humboldt Hill Road and the commercial property to the north, a detention pond, sidewalk, curb and gutter, and open space retention for conservation of a mature Sitka spruce.

Methods

Field surveys of the approximate 1 acre site were conducted on February 25, 2015. Reconnaissance surveys of the entire site were conducted by walking the property and making detailed observations of vegetation and landforms. Global positioning system (GPS) mapping was conducted using Trimble GeoXH recording device with data post processing correcting to sub-meter accuracy (table 1). A list of plant species observed in the survey area and their status as wetland indicator species (Lichvar 2012) is attached as Table 2.

The determination of wetland boundaries were based on the jurisdictional criteria. Data sheets which document the criteria for inclusion as “wetland” or “upland” were recorded at representative locations and are attached.

Field observations were supplemented with wetland classification (Cowardin et al 1979) mapping from the National Wetlands Inventory (USFWS 2015), regional soil mapping (McLaughlin and Harradine 1965), and the National Hydric Soils list (NRCS 2012).

Field conditions during the late February survey were dry in comparison with regional averages. Significant precipitation fell during the first two weeks of February, the two weeks prior to the field survey were dry. Conditions in January 2015 were also dry, 1.3 inches received in the month compared to the average January precipitation of 6.5 inches (WRCC 2015).

Representative photos of the survey area are attached.
The qualifications of the author are attached.

Findings

Physical Setting and Land Use

The Cross Development site is found on the southwest facing slope of Spruce Hill at 13 to 15 feet in elevation. The regional land use is a mix of residential and commercial properties that lie

adjacent to undeveloped grazing lands associated with the drainage ways of Buhne Slough. The National Wetland Inventory (NWI 2015) shows large contiguous Palustrine Emergent wetlands adjacent to the property in low-lying areas associated with the drainages of Buhne Slough. The NWI mapping does not include this development parcel or the adjacent residential and commercial properties to the north and east. The parcel is highly disturbed by the dumping of fill, asphalt scrap, off road vehicle traffic and parking. The following sections describe general observations of vegetation, soil and the hydrology of the site.

Vegetation

The property is vegetated with a mix of ruderal herbs, horticultural introductions, and common native species. Tall fescue (*Festuca arundinacea*) and sweet vernal grass (*Anthoxanthum odoratum*), two introduced grasses, dominate much of the eastern portion of the site. Extensive patches of wild radish (*Raphanus sativus*) and mats of California blackberry (*Rubus ursinus*) and the horticultural multiflora rose (*Rosa multiflora* var. *carnea*) cover the remainder of the site. Isolated individuals of native perennial tufted hairgrass (*Deschampsia cespitosa*), Hooker's willow (*Salix hookeriana*), and soft rush (*Juncus effusus*) are found as part of the overall mosaic of vegetation but do not occur as remnants of natural vegetation. Several horticultural species including grape hyacinth, daffodil, cultivated iris, cotoneaster, Spanish heather, pampas grass, English ivy, Freesia, and Amaryllis are found on the site as escapes from cultivation and are representative of the disturbed nature of the vegetation.

Soils

Soils in the survey area are generally mapped in Figure 2 (attached). There is no modern soil survey available for the Eureka area. An agricultural soil survey done by McLaughlin and Harradine (1965) is the source of soil information used in this document and does not include recent urban/residential land use changes in the area. The soil series described in this early document may or may not concur with established series descriptions of the same name described from other regions.

The project site and adjacent land at elevations near sea level or along major drainages are mapped as Bayside series soils (Aeric Fluvaquents). These soils are found in depressional areas on floodplains formed in basin positions adjacent to small streams and in the reclaimed tidal marsh flats around Humboldt Bay. These soils have poor sub-soil drainage that limits agriculture to pasturelands, much of which is clayey and poorly drained and gives rise to much of the mapped wetlands along the lower alluvial terraces of Buhne Slough. Bayside series soils are included on the list of hydric soils (NRCS 2012).

The disturbed nature of the project site suggests that significant change in soil conditions have been made since the general soil survey was completed in 1965. The site is also elevated about the floodplains of Buhne Slough. It is located on the south side of Spruce Hill at an elevation of 12-15 feet. Bayside soil may underlie the disturbed ground, though characteristics of this series were not observed on site. Aerated sandy loam surface horizons support thick weedy vegetative growth over much of the site. Hookton series soils which are mapped at higher elevations on stratified seaside terraces form the adjacent

prominence of Spruce Hill are more similar to the observed conditions. Wetlands associated with Hookton soils in springs and seeps emerging from the layered strata.

Hydrology

The South Broadway parcel receives local runoff from adjacent residential and commercial properties. There are no organized drainages, channels or swales. Overland flow is diverted around fill piles and off-road vehicle tracts. Prior land disturbances have left unnatural topography that does not coalesce into drainage patterns. There are no seeps or springs as could be expected at the physiographic contact with stratified substrates. Some nuisance water may enter the site from the adjacent mobile home park or commercial development, but precipitation is the only significant source of hydrology for the parcel. Runoff from the parcel is intercepted by South Broadway Street and directed along the road frontage to a manmade channel running southwesterly under the street to join the regional drainage of Buhne Slough. Buhne Slough enters Humboldt Bay through a tide gate south of King Salmon Avenue west of the small community of King Salmon.

Findings: Wetlands Type and Extent

A single isolated seasonal wetland 149 square feet in extent was found on the South Broadway development site (Figure 3: Wetland Delineation Map). No other jurisdictional waters or waters of the state, Coastal Commission and DFW, were present.

The seasonal wetland is formed in a small depression excavated 10- 12 inches into the local topography. It is likely that it is an artifact of previous earthwork or other disturbance. It is not connected to an organized drainage nor does it have an outlet that feeds the regional drainage network. The depression is generally steep sided (40% slope) and does not support a gradation in vegetation, soil, or hydrology that could support one-parameter wetlands.

The basin of the depression is largely unvegetated, but the sides and rim of the basin support hydrophytic herbs and shrubs primarily Hookers willow (*Salix hookeriana*), soft rush (*Juncus effusus*), and creeping buttercup (*Ranunculus repens*). Outside of the wetland area these species are replaced by facultative upland (FACU) species including sweet vernal grass (*Anthoxanthum odoratum*), and tangles of California blackberry (*Rubus ursinus*) and multiflora rose (*Rosa multiflora*) that dominate much of the site.

The underlying soil in the basin suggested development under saturated conditions showing hydromorphic indicators of a depleted matrix with low chroma colors and concentration mottling within the upper 6 inches. Soil in the basin was still saturated to 2 within inches of the surface after 2 weeks of dry weather preceding the field survey. Water stained leaves were observed in the basin and were recorded as secondary indicator of wetland hydrology.

The uplands surrounding the seasonal wetland basin had brown soils that were not saturated or mottled and which sloped gently towards the mapped wetland.

Field data sheets describing the boundary of this seasonal wetland are attached (Delineation Data Sheets).

Summary

Preliminary findings of February 2015 wetland mapping on the 0.86 acre Cross Development site off South Broadway Street in Humboldt Hill describe a small (149 sq. ft.) isolated seasonal wetland occurring in disturbed ground. This information can be used to plan work efforts for avoidance and minimization if possible, or mitigation of impacts to this habitat as necessary.

References

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Western Regional Climate Center, Desert Research Institute, data accessed online at
<http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca2910>, May 2015.

Attachments

Figure 1: General Location Map

Figure 2: Soils Map

Figure 3: Wetland Delineation Map

Table 1: Post processed GPS accuracy

Table 2: List of Plants Observed

Delineation Data Sheet: DP wet

Delineation Data Sheet: DP up

Site Photos

Resume of the Author: Virginia Dains

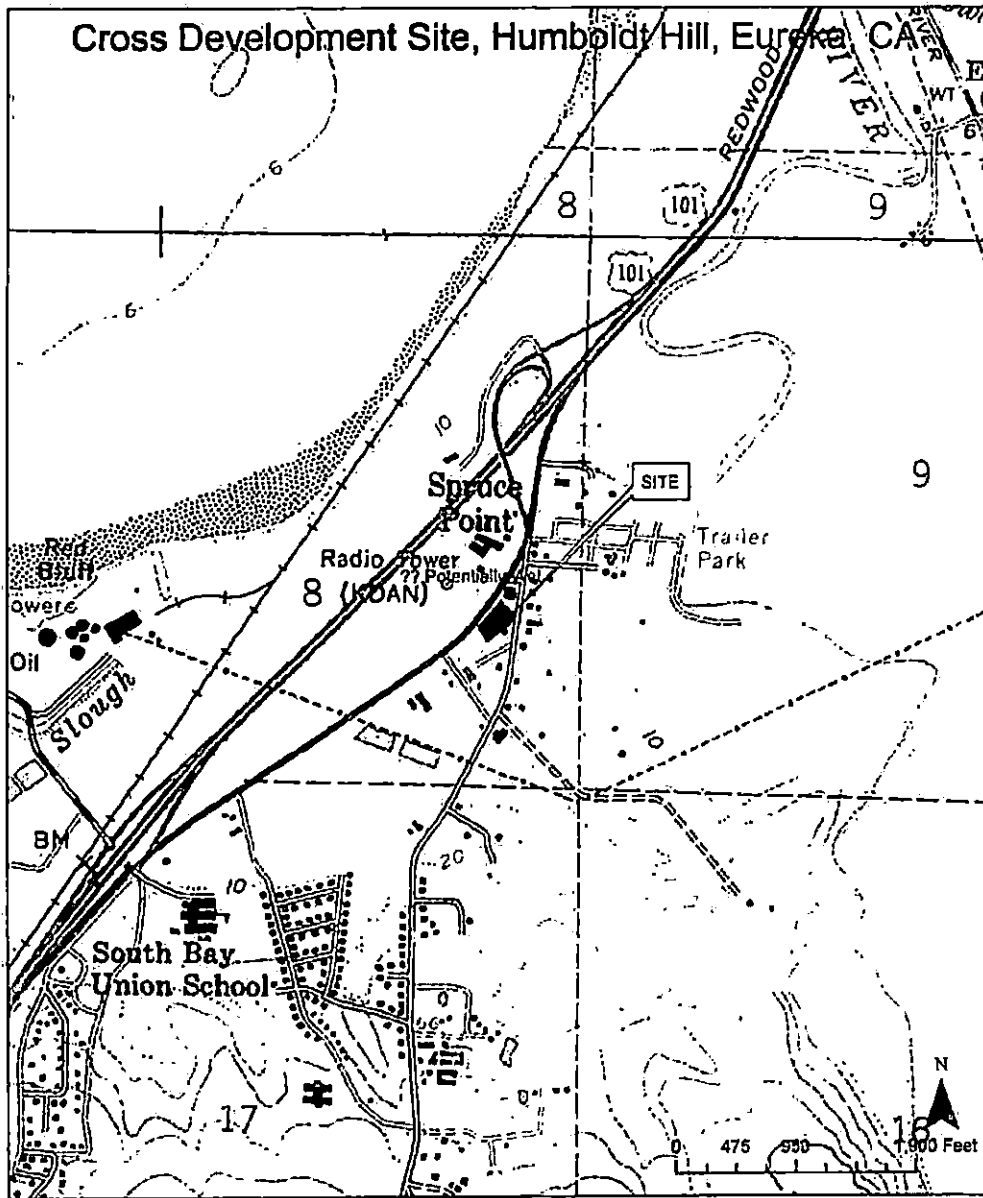


Figure 1 General Location Map (from USGS Fields Landing 7 ½ minute topographic map)

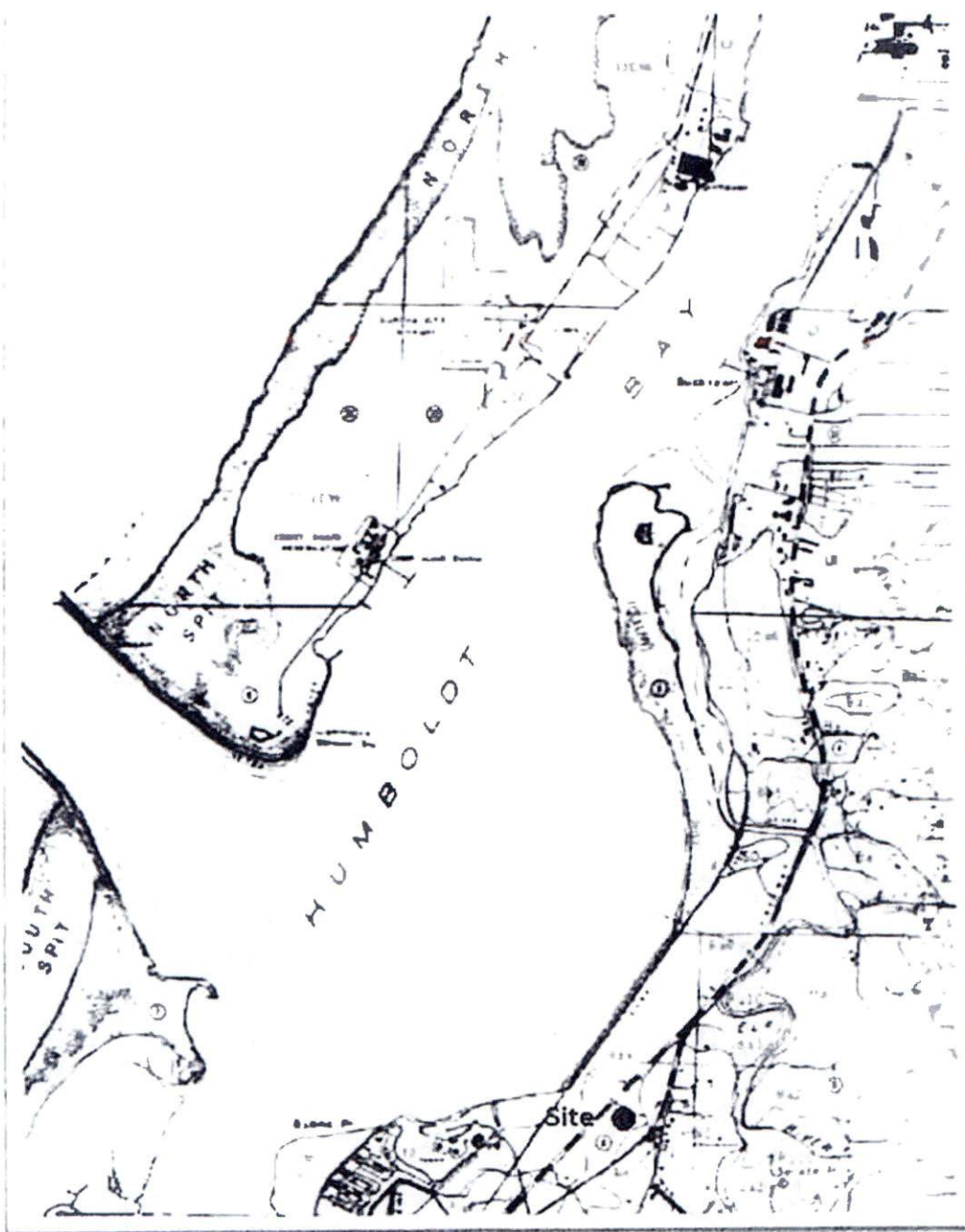


Figure 2 Soils Map (McLaughlin and Harradine 1965)

Site Key: Ba2-Bayside silty clay loam, poorly drained, 0-3 % slopes, Ba3--Bayside silty clay loam, imperfectly drained, 0-3 % slopes, Ba4--Bayside silty clay loam, imperfectly drained, shallow overwash, 0-3% slopes, Ba6--Bayside silty clay loam, very poorly drained, 0-3% slopes, Ba7- Bayside silty clay loam, imperfectly to poorly drained, 0-9% slopes

Preliminary Wetland Delineation
 Cross Development Parcel, Humboldt Hill, Eureka, CA

Attachments

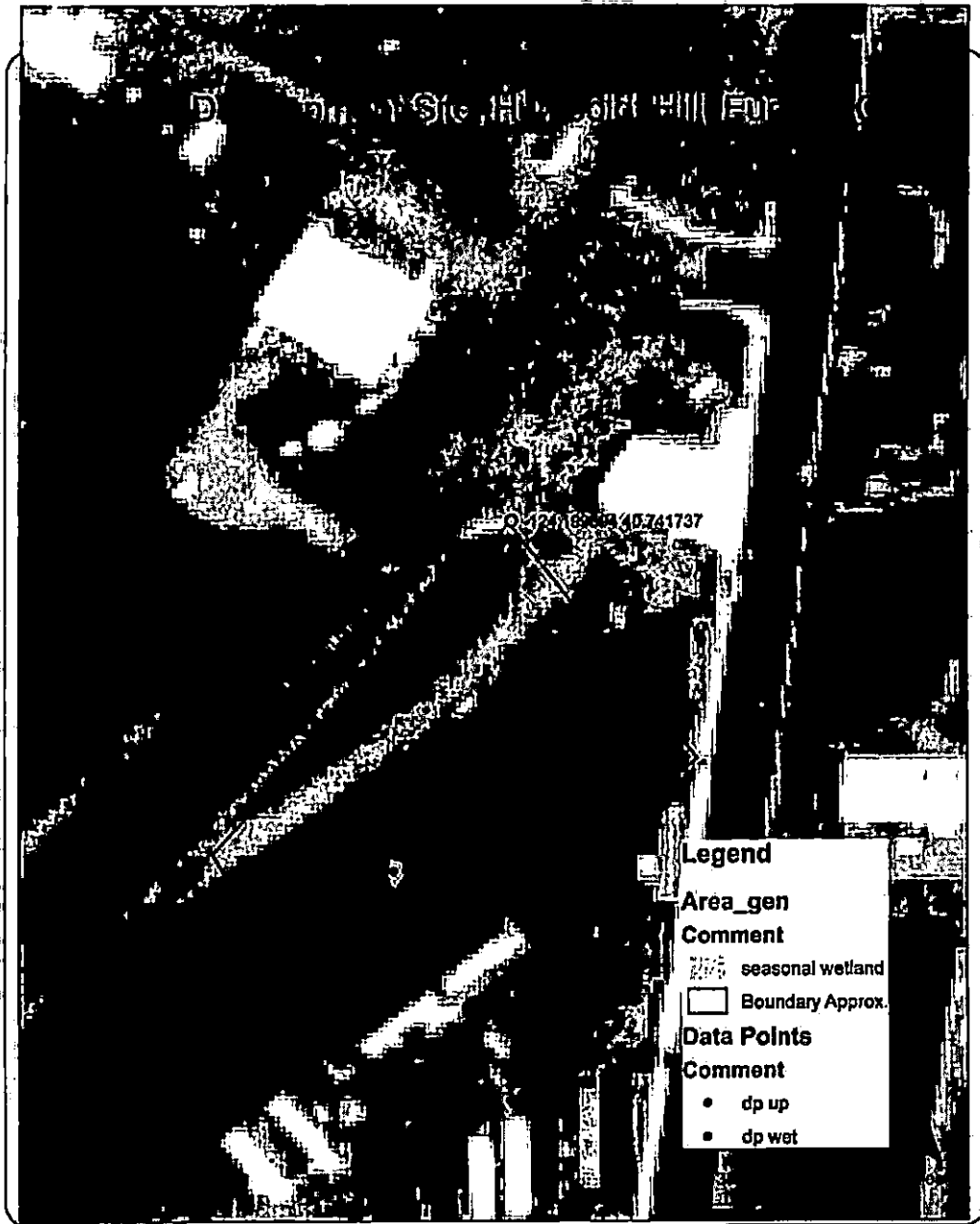


Figure 3 Wetland Delineation Map

Preliminary Wetland Delineation
 Cross Development Parcel, Humboldt Hill, Eureka, CA

Attachments

Table 1 Estimated Accuracies for Corrected GPS Positions for Humboldt Hill Post Processing

Range	Percentage
0-5cm	-
5-15cm	80.30%
15-30cm	9.09%
30-50cm	10.61%
0.5-1m	-
1-2m	-
2-5m	-
>5m	-

Table 2 Plant Species Observed At Humboldt Hill Dollar General Development Site And Their Status As Wetland Indicator Species

Scientific Name	Common Name	Wetland Indicator (Lichvar, 2012)
<i>Achillea millefolium</i>	yarrow	FACU
<i>Amarillis</i> sp.	Amarillis	
<i>Anagallis arvensis</i>	scarlet pimpernel	
<i>Anthoxanthum odoratum</i>	sweet vernal grass	FACU
<i>Simphyotrichum chilense</i>	Pacific American Aster	FAC
<i>Baccharis pilularis</i>	coyote brush	
<i>Bellis perennis</i>	English daisy	
<i>Brassica rapa</i>	field mustard	
<i>Cortaderia selloana</i>	pampas grass	FACU
<i>Cotoneaster</i> sp.	cotoneaster	
<i>Cyperus eragrostis</i>	tall flatsedge	FACW
<i>Daucus carota</i>	carrot	FACU
<i>Deschampsia cespitosa</i>	tufted hair-grass	FACW
<i>Epilobium ciliatum</i>	willowherb	FACW
<i>Erica lusitanica</i>	Spanish heather	
<i>Festuca arundinacea</i>	tall fescue	FAC
<i>Foeniculum vulgare</i>	fennel	
<i>Freesia</i> sp.	freesia	
<i>Geranium dissectum</i>	cut-leaved geranium	
<i>Hedera helix</i>	English ivy	
<i>Holcus lanatus</i>	common velvetgrass	FAC
<i>Iris</i> sp.	Garden iris	
<i>Juncus effusus</i>	common bog rush	FACW
<i>Juncus lesueurii</i>	Salt marsh rush	FACW
<i>Linum usitatissimum</i>	common flax	
<i>Lotus corniculatus</i>	bird's-foot trefoil	FAC
<i>Lupinus rivularis</i>	riverbank lupine	FAC
<i>Medicago polymorpha</i>	California burclover	FACU
<i>Muscari</i> sp.	Grape hyacinth	
<i>Narcissus</i> sp.	Daffodil	
<i>Oxalis pes-capra</i>	Creeping wood-sorrel	
<i>Picea sitchensis</i>	Sitka spruce	FAC
<i>Helminthotheca echioides</i>	Akan Asante	FAC
<i>Plantago lanceolata</i>	long-leaf plantain	FACU
<i>Polystichum munitum</i>	Sword fern	FACU
<i>Ranunculus repens</i>	Creeping buttercup	FAC
<i>Raphanus sativus</i>	wild radish	
<i>Rosa multiflora</i> var. <i>carnea</i>	Multiflora rose	FACU
<i>Rubus ursinus</i>	California blackberry	FACU
<i>Rumex acetosella</i>	common sheep sorrel	FACU
<i>Rumex occidentalis</i>	Western dock	FACW
<i>Rumex crispus</i>	curly dock	FAC
<i>Salix hookeriana</i>	Hooker's willow	FACW
<i>Senecio vulgaris</i>	common groundsel	FACU
<i>Sonchus arvensis</i>	perennial sow thistle	FACU
<i>Stachys ajugoides</i> var. <i>rigida</i>	rigid hedge-nettle	OBL
<i>Taraxacum officinale</i>	common dandelion	FACU
<i>Vicia americana</i>	purple vetch	

Scientific Name	Common Name	Wetland Indicator (Lichvar 2012)
Vicia hirsuta	hairy vetch	
Vulpia myuros	rattail fescue	FACU

***Wetland Indicator Status Codes (Lichvar 2012)**

Code	Rating	Comment
Blank	Upland	Plants not listed in the official wetland plant list are assumed to be upland species.
OBL	Obligate Wetland	Occurs almost always (estimated probability 99%) under natural conditions in wetlands.
FACW	Facultative Wetland	Usually occurs in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands.
FAC	Facultative	Equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).
FACU	Facultative Upland	Usually occurs in non-wetlands (estimated probability 67%-99%), but occasionally found on wetlands (estimated probability 1%-33%).
UPL	Obligate Upland	Occurs in wetlands in another region, but occurs almost always (estimated probability 99%) under natural conditions in non-wetlands in the regions specified.

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: 5707 South Broadway City/County: Eureka/Humboldt Sampling Date: 2.25.15
 Applicant/Owner: Cross Development State: CA Sampling Point: DP Wet
 Investigator(s): Virginia Davis Section, Township, Range: Sec. 8 T4N R1W
 Landform (topography, terraces, etc.): _____ Local relief (benchmarks, contours, names): Calcare Slope (%): 45
 Subregion (LRRP): NW Forest and Coast Lat: 124.99942 Long: 40.741134 Datum: NAD83
 Soil Map Unit Name: Bay Side Silty Clay loam NWI classification: None
 Are climate/hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation X, Soil X, or Hydrology _____ significantly disturbed? Are 'Normal Circumstances' present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____			
Wetland Hydrology Present?	Yes <u>X</u>	No _____			
Remarks: <u>Very dry January and February, Soil is mixed fill / disturbed</u>					

VEGETATION - Use scientific names of plants.

Transect (Plot size: _____)	Absolute % Cover	Dominant Indicator Species?	Indicator	Dominance Test worksheet
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Sites: <u>4</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (AB)
4. _____				Prevalence Index worksheet:
Spring/Shrub Stratum (Plot size: <u>3m</u>)				Total % Cover of
1. <u>Salix hookeriana</u>	<u>25</u>	<u>X</u>	<u>FACW</u>	OBL species <u>0</u> x 1 = <u>0</u>
2. <u>Salix</u>				FACW species <u>28</u> x 2 = <u>56</u>
3. _____				FAC species <u>15</u> x 3 = <u>45</u>
4. _____				FACU species <u>23</u> x 4 = <u>92</u>
5. _____				UPL species <u>0</u> x 5 = <u>0</u>
Herb Stratum (Plot size: <u>3m</u>)				Column Totals: <u>66</u> (A) <u>193</u> (B)
1. <u>Juncus effusus</u>	<u>3</u>		<u>FACW</u>	Prevalence Index = <u>66</u> x <u>2.92</u>
2. <u>Rumex acetosella</u>	<u>5</u>		<u>FACU</u>	Hydrophytic Vegetation Indicators:
3. <u>Ranunculus repens</u>	<u>15</u>	<u>X</u>	<u>FAC</u>	1 - Rapid Test for Hydrophytic Vegetation
4. <u>Airhwearthum adetatum</u>	<u>3</u>		<u>FACU</u>	2 - Dominance Test is >50%
5. _____				<u>X</u> 3 - Prevalence Index is >3.0
6. _____				4 - Morphological Adaptations* (Provide supporting data in Remarks or on a separate sheet)
7. _____				5 - Wetland Non-Vascular Plants*
8. _____				Problematic Hydrophytic Vegetation* (Explain)
9. _____				*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
10. _____				Hydrophytic Vegetation Present? Yes <u>X</u> No _____
11. _____				
Woody Vine Stratum (Plot size: <u>3m</u>)				
1. <u>Rubus ursinus</u>	<u>8</u>	<u>X</u>	<u>FACU</u>	
2. <u>Rosa multiflora</u>	<u>7</u>	<u>X</u>	<u>FACU</u>	
% Bare Ground in Herb Stratum: <u>74</u>				
Remarks: <u>34 36 x .2 = 5.2</u> <u>15 x .2 = 3</u> <u>2.13</u> <u>7.5</u>				

US Army Corps of Engineers

Western Mountains, Valleys, and Coast - Version 2.0

Preliminary Wetland Delineation
 Cross Development Parcel, Humboldt Hill, Eureka, CA

Attachments

SOIL

Sampling Point: **DPWet**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 4/1	100	10YR 4/6	5	C	m, pt	Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Glayed Matrix (S4)	<input type="checkbox"/> Sandy Rodox (S6) <input type="checkbox"/> Stripped Matrix (S8) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Glayed Matrix (F2) <input checked="" type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Rodox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Rodox Depressions (F8)	<input type="checkbox"/> Indicators for Problematic Hydric Soils: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 >2" depleted matrix in top 6"
 Redox concentrations present

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Soil Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Odditized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	Secondary Indicators (2 or more required) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)
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Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes No Depth (inches): **2"**

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, sondal photos, previous inspections), if available:

Remarks:
 Saturation observed near soil surface. depression and water-stained leaves

Western Mountains, Valleys, and Coast - Version 2.0

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: 5707 South Broadway City/County: Eureka, Humboldt Sampling Date: 2.25.15
 Applicant/Owner: Cross Development State: CA Sampling Point: DP up
 Investigator(s): Virginia Dains Section, Township, Range: Sec 8 T4N R1W
 Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): sloping Slope (%): 10%
 Subregion (LRF): NW Forest and Coast Lat: 40.741172 Long: 124.199945 Datum: NAD83
 Soil Map Unit Name: Bayside Silty Clay Loam NWI classification: None
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: <u>Very Dry January and February Site is mixed fill. Not typical Bayside</u>			

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25</u> (AB)
1. _____				
2. _____				
3. _____				
4. _____				
= Total Cover				Prevalence Index worksheet: Total % Cover of _____ OBL species <u>15</u> x 1 = <u>15</u> FACW species <u>7</u> x 2 = <u>14</u> FAC species <u>5</u> x 3 = <u>15</u> FACU species <u>38</u> x 4 = <u>152</u> UPL species <u>15</u> x 5 = <u>75</u> Column Totals: <u>80</u> (A) <u>271</u> (B) Prevalence Index = B/A = <u>3.39</u>
Shrub/Small Stratum (Plot size: _____)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
= Total Cover				
Herb Stratum (Plot size: <u>3m</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is > 50% ___ 3 - Prevalence Index is < 3.0? ___ 4 - Morphological Adaptations (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ___ Problematic Hydrophytic Vegetation (Explain) Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Juncus effusus</u>	<u>7</u>		<u>FACW</u>	
2. <u>Aster chilensis (Symphyotrichum)</u>	<u>5</u>		<u>FAC</u>	
3. <u>Anthoxanthum odoratum</u>	<u>5</u>		<u>FACU</u>	
4. <u>Geranium dissectum</u>	<u>15</u>	<u>X</u>	<u>UPL</u>	
5. <u>Stachys ayegoides</u>	<u>15</u>	<u>X</u>	<u>OBL</u>	
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
= Total Cover				
Woody Vine Stratum (Plot size: <u>3m</u>)				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
1. <u>Rubus ursinus</u>	<u>15</u>	<u>X</u>	<u>FACU</u>	
2. <u>Rosa multiflora</u>	<u>18</u>	<u>X</u>	<u>FACU</u>	
= Total Cover				
% Bare Ground in Herb Stratum <u>40</u>				
Remarks: <u>47 x .2 = 9.4</u>				

Preliminary Wetland Delineation
 Cross Development Parcel, Humboldt Hill, Eureka, CA.

Attachments

SOIL

Sampling Point: **DP up**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
0-8	10YR 4/3						Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydroic Soil Indicators: (Applicable to all MLRA, unless otherwise noted.)

<input type="checkbox"/> Histocal (A1)	<input type="checkbox"/> Sandy Redox (B5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Striped Matrix (B6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulphide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (B1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (B4)	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____
 Hydroic Soil Present? Yes _____ No

Remarks:
No hydromorphic characteristics, site has mixed fill, sloping. Does not match mapped Bay-side soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (a minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B8) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B2) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulphide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Codified Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (C2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquifer (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LWR A)	<input type="checkbox"/> Raised Art Mounds (D6) (LWR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Mounds (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B9)		

Field Observations:
 Surface Water Present? Yes _____ No Depth (inches): _____
 Water Table Present? Yes _____ No Depth (inches): _____
 Saturation Present? (includes capillary fringe) Yes _____ No Depth (inches): _____
 Wetland Hydrology Present? Yes _____ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No saturation or ponding present.

**Cross Development Site Photos
February 25, 2015**

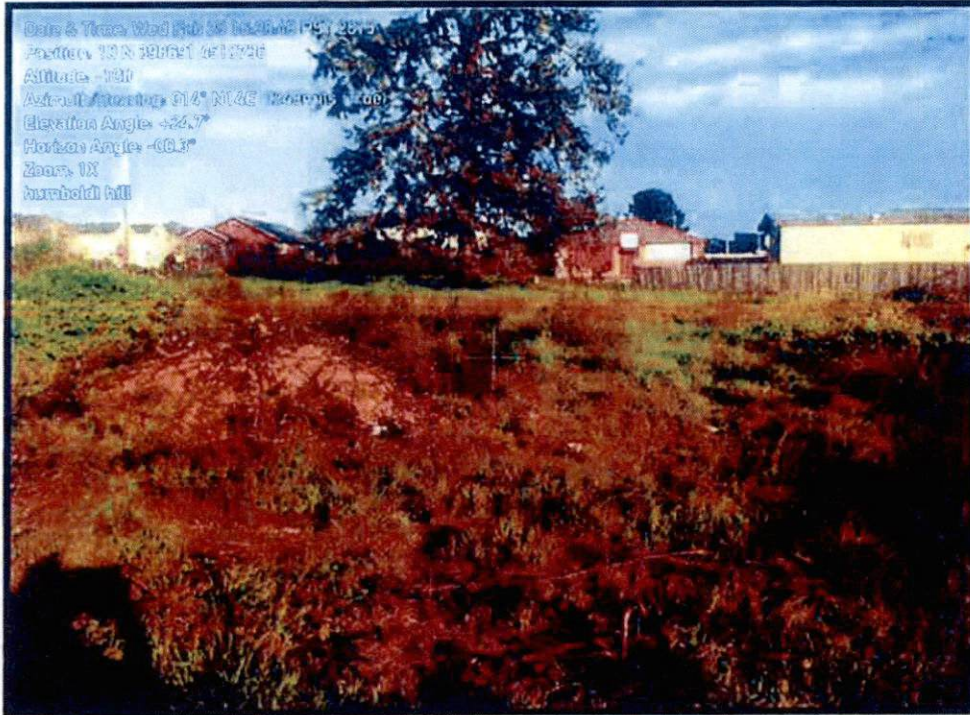


Photo 1
Northeast property corner showing mature Sitka spruce, mounds of fill covered with California blackberry, multiflora rose in foreground along with scrap asphalt, sweet vernal grass and ornamentals.



Photo 2

Looking southeast across property. Willows associated with the seasonal wetland are shown in the upper right corner. Foreground vegetation is sweet vernal grass, vetch. A large patch of wild mustard (white flowers) is in the middle distance.



Photo 3
Hooker's willow growing outside of the seasonal wetland basin
overgrown with California blackberry (FACU).



Photo 4
Dominant cover type in the lower half of the property is a mix of California black berry and multiflora rose, both Facultative Upland species (FACU). Taken near the upland data point.



Photo 5

Hooker's willow and Soft rush (*Juncus effusus*) facultative wetland species (FACW) mark the rim of the seasonal wetland depression. Chilean aster flowering in the lower right corner (FAC).



Photo 7

From the edge of the seasonal wetland looking over the remainder of the site. White flowers are wild radish, yellow flowers are mustard, mounded vegetation is multiflora rose. Isolated tussocks of soft rush (*Juncus effusus*) are mixed with sweet vernal grass, blackberry and rose.

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EDUCATION

M.S. Biology (Plant Ecology), 1992, California State University, Sacramento, Thesis Topic:
"The Water Relations of *Alnus rhombifolia*"

B.S. Biology (Field Biology), 1978, California Polytechnic State University, San Luis Obispo

2012 CRAM Wetlands Riverine and Vernal Pool certified.

EXPERIENCE Biological Consulting contracts since 1979 include:

Special-status plant surveys throughout California and western Nevada. Projects were conducted for state, federal, or private concerns and include GPS field mapping, mitigation measures, and conservation guidelines.

Wetland delineations in the Arid West and Western Mountains regions assessing riparian, seasonal wetland, vernal pools, alkaline, mountain meadow, seeps and discharge wetland habitats in California and Nevada.

Wetland delineation training assistant for U.S. Army Corps of Engineers training classes.

Wetland Plant Identification Instructor for EPA, US FWS, and California Native Plant Society.

Wetland mitigation design and implementation of constructed seasonal wetlands, coastal meadow, salt and brackish marsh habitats.

ARCView GIS proficient, field GPS data collection and post processing.

Other Experience: Vegetation mapping with remote sensing, forage inventory, residual dry matter monitoring, grazing prescriptions, noxious weed mapping, Workshop leader on Vernal Pools, Backcountry Naturalist for The Nature Conservancy wilderness tours; Mt. St. Helens vegetation recovery researcher 1983-present.

Wetland Protection Plan
Cross Development Site
5707 South Broadway (Humboldt Hill) Eureka, CA

Prepared for:

Cross Development LLC
5317 Inverrary Drive
Plano, TX 75093



Prepared by:

Virginia Dains
Consulting Biologist
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Auburn, CA 95602
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530-888-9180

Revised June 05, 2016

Project Description, Goals, and Objectives

The purpose of this Wetland Protection Plan is to detail the means by which a single seasonal wetland of approximately 150 square feet in extent will be retained on an 0.87 acre parcel that is being considered for commercial development (Figure 1). The parcel is found within the coastal zone as defined by the CCC and is under the administrative jurisdiction of the City of Eureka's Local Coastal Program. The proposed site is found in the Humboldt Hill area of Eureka, CA. Mapping of this wetland was conducted according to the guidelines of the US Army Corps of Engineers wetland delineation manual and supplements (USACE 1987 and 2010) and the California Coastal Commission (CCC 1994). A delineation report was submitted to Humboldt County for documentation and Eureka field office of the Corps of Engineers for verification (Dains 2015).

The goals outlined within this plan are to protect the existing wetland during and after development of the site, and to enhance buffer conditions to favor native wetland species. The objective will be to maintain a shaded seasonal wetland with native herb and shrub canopy layers. The wetland will continue to function for groundwater percolation and will retain escape cover with seasonally moist soils, foraging opportunities for seed and fruit eating birds, and nesting opportunities for songbirds.

Existing Site Conditions

The parcel is highly disturbed by the dumping of fill, asphalt scrap, off road vehicle traffic and parking. Vegetation consists of a mix of ruderal herbs, horticultural introductions, and common native species. Tall fescue (*Festuca arundinacea*) and sweet vernal grass (*Anthoxanthum odoratum*), two introduced grasses, dominate much of the eastern portion of the site. Extensive patches of wild radish (*Raphanus sativus*) and mats of California blackberry (*Rubus ursinus*) and the horticultural multiflora rose (*Rosa multiflora* var. *carnea*) cover the remainder of the site. Isolated individuals of native perennial tufted hairgrass (*Deschampsia cespitosa*), Hooker's willow (*Salix hookeriana*), and soft rush (*Juncus effusus*) are found as part of the overall mosaic of vegetation but do not occur as remnants of natural vegetation. Several horticultural species including grape hyacinth, daffodil, cultivated iris, cotoneaster, Spanish heather, pampas grass, English ivy, Freesia, and Amaryllis are found on the site as escapes from cultivation and are representative of the disturbed nature of the vegetation.

The basin of the wetland depression is largely unvegetated, but the sides and rim of the basin support hydrophytic herbs and shrubs primarily Hooker's willow (*Salix hookeriana*), soft rush (*Juncus effusus*), and the invasive creeping buttercup (*Ranunculus repens*). Uplands surrounding the wetland are dominated by facultative upland (FACU) species including introduced sweet vernal grass (*Anthoxanthum odoratum*), and mats of California blackberry (*Rubus ursinus*) and invasive multiflora rose (*Rosa multiflora*).

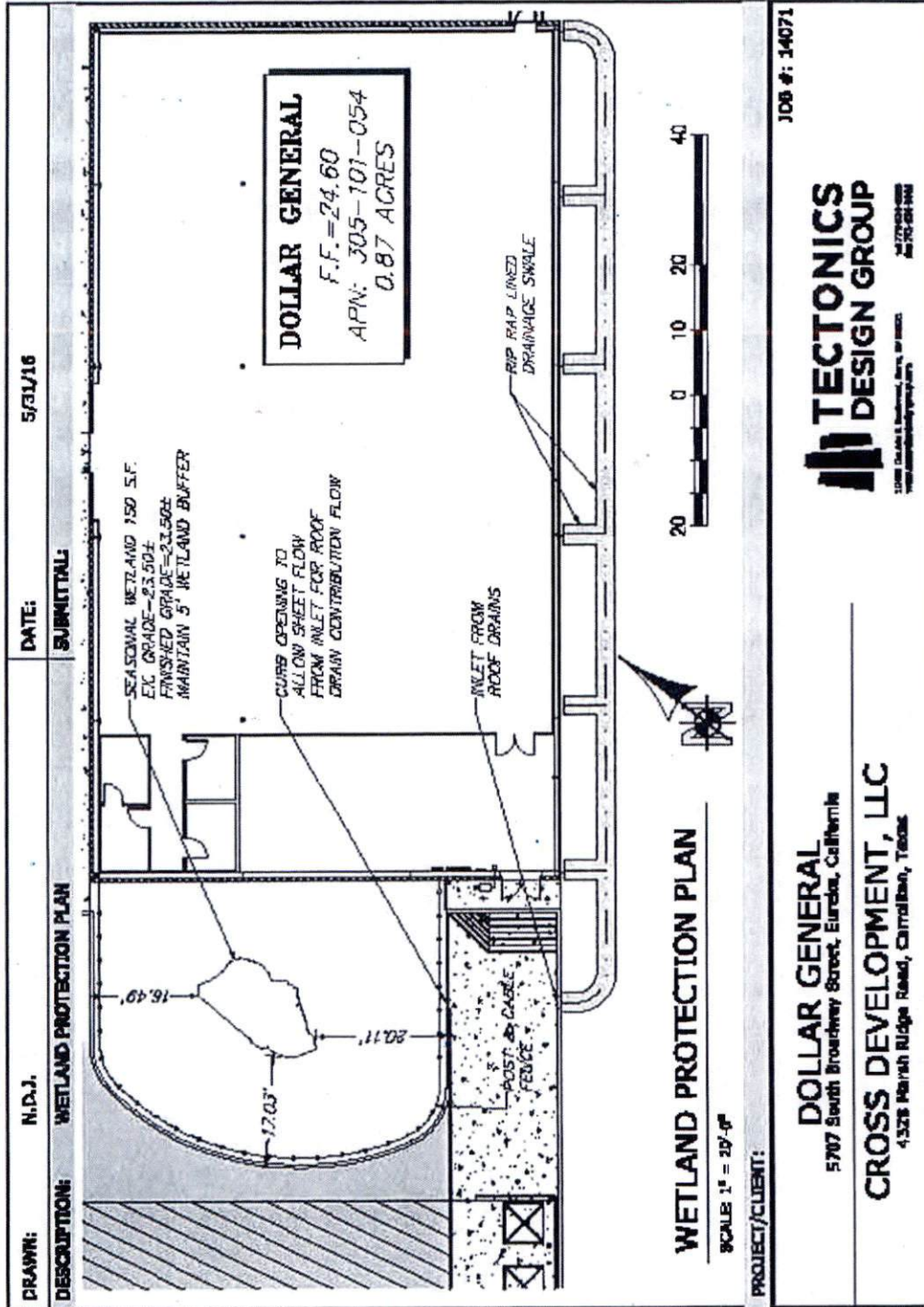


Figure 1 Wetland Protection Area

Site Protection

A revegetation biologist or ecologist will be responsible for the protection and enhancement of the wetland and its buffer.

The seasonal wetland will be protected by a vegetated buffer 13 times its area with setbacks from the development of 16.49 ft. to the north, 17.03 ft. to the west, and 20.11 ft. to the south. The total buffer area and wetland area is approximately 1,889 sq. ft. (0.04 acres) in extent. The buffer size was determined by the maximum feasible set-aside for avoidance. Biologically the buffer size is mitigated by the minimal size and depth of the wetland, the lack of native plants or biologically significant habitat in its current surroundings, the low susceptibility of the level ground to erosion, and the minimal potential for significant wildlife use in the existing wetland.

The hydrology of the wetland set-aside will be driven by direct precipitation, some adjacent run-off from sidewalks, and augmented by roof runoff which is channeled from the rear of the building into a vegetated swale and which overflows into the wetland area through curb openings (figure 1).

Prior to construction the wetland and its buffer will be identified and protected with high visibility rope and posts. Grading plans shall identify this area as Sensitive Habitat. The land surface elevation of the wetland and its upland boundary will remain undisturbed. Small topographic changes in the buffer area will be made to maintain internal drainage towards the wetland. A biological monitor will visit the site during construction to ensure the protection measures are effective.

After construction the wetland and its buffer will be separated from foot and vehicle traffic areas by a simple post and cable fence as well as a concrete curb to prevent runoff from the parking area entering the wetland.

Site Preparation

After grading and construction of the developed area is complete, the wetland and its buffer area will be weeded and prepared for replanting. Some native species will be retained. Hookers willow adjacent to the wetland along with bog Rush (*Juncus effusus*) will remain. Other native species that may be present in or adjacent to the wetland will be incorporated in the revegetation plan as they are encountered. Native California blackberry will be removed from the buffer since this species is found in direct association with multiflora rose, an invasive species, and can quickly overgrow restoration plantings. Some earthwork within the buffer may be required to refine contours within the watershed before planting.

Implementation

Restoration of the buffer area shall begin concurrently with the completion of construction.

Plant species appropriate for buffer protection and enhancement of the seasonal wetland are listed in Table 1. Other natives may be used at the discretion of the biologist in charge. A planting plan is shown in Figure 2.

All planting material will be locally obtained and inspected for health and viability before being introduced to the site. One- or five-gallon shrubs will be obtained depending on the quality and availability. Bare root stock or small container plants of herbaceous species such as bog rush, tufted hair grass, or California aster will be planted during the fall prior to the rainy season. Some native plant material may be rescued from on-site and held in temporary nurseries on-site to be transplanted into the buffer area after construction. Soil amendments will be avoided unless specific conditions, such as sand, dense clay, or rubble are encountered in the planting area. Fertilizers are more likely to encourage the establishment of weedy introduced species than benefit native transplants. A 6-8 inch woodchip mulch may be used to limit weeds around container plantings.

Timing of planting should coincide with fall and winter rains. If construction is not completed before the rainy season and restoration is postponed to the spring or summer, irrigation will be prescribed on a twice monthly basis. The entire wetland area will be soaked to ensure establishment of revegetation stock. No permanent or temporary irrigation will be installed.

Table 1 Native Plants for Buffer Enhancement

Growth Form	Function	Species	Wetland Rating*	Planting Density	Count
Trees/large Shrubs	Cover, deciduous insect forage	Hookers willow <i>Salix hookeriana</i>	FACW	Present on site/conserved	1+
Trees/large Shrubs	Cover, Evergreen, Attracts birds	Wax-myrtle <i>(Morella californica)</i>	FAC	10 ft. centers	3-5
Shrubs	Flowers attract hummingbirds, fruits provide additional forage	Red-flowering Currant <i>(Ribes sanguineum)</i>	FAC	8 ft centers	3-5
Perennial Herbs	Low cover, green mulch	Tufted hairgrass <i>(Deschampsia cespitosa)</i>	FACW	1 ft. centers	1,500
Perennial Herbs	Surface shade	Bog rush <i>(Juncus effusus)</i>	FACW	2' centers present on site	3-5
Perennial Herb/sub-shrub	Insect forage, attracts birds and pollinators	Riverbank lupine <i>(Lupinus rivularis)</i>	FACW	1.5 ft. centers	5-7
Perennial Herb/sub-shrub	Insect forage, attracts birds and pollinators	California aster <i>(Aster chilensis)</i>	FAC	1.5 ft centers	5-7

*Wetland Indicator Status Codes (Lichvar 2012)

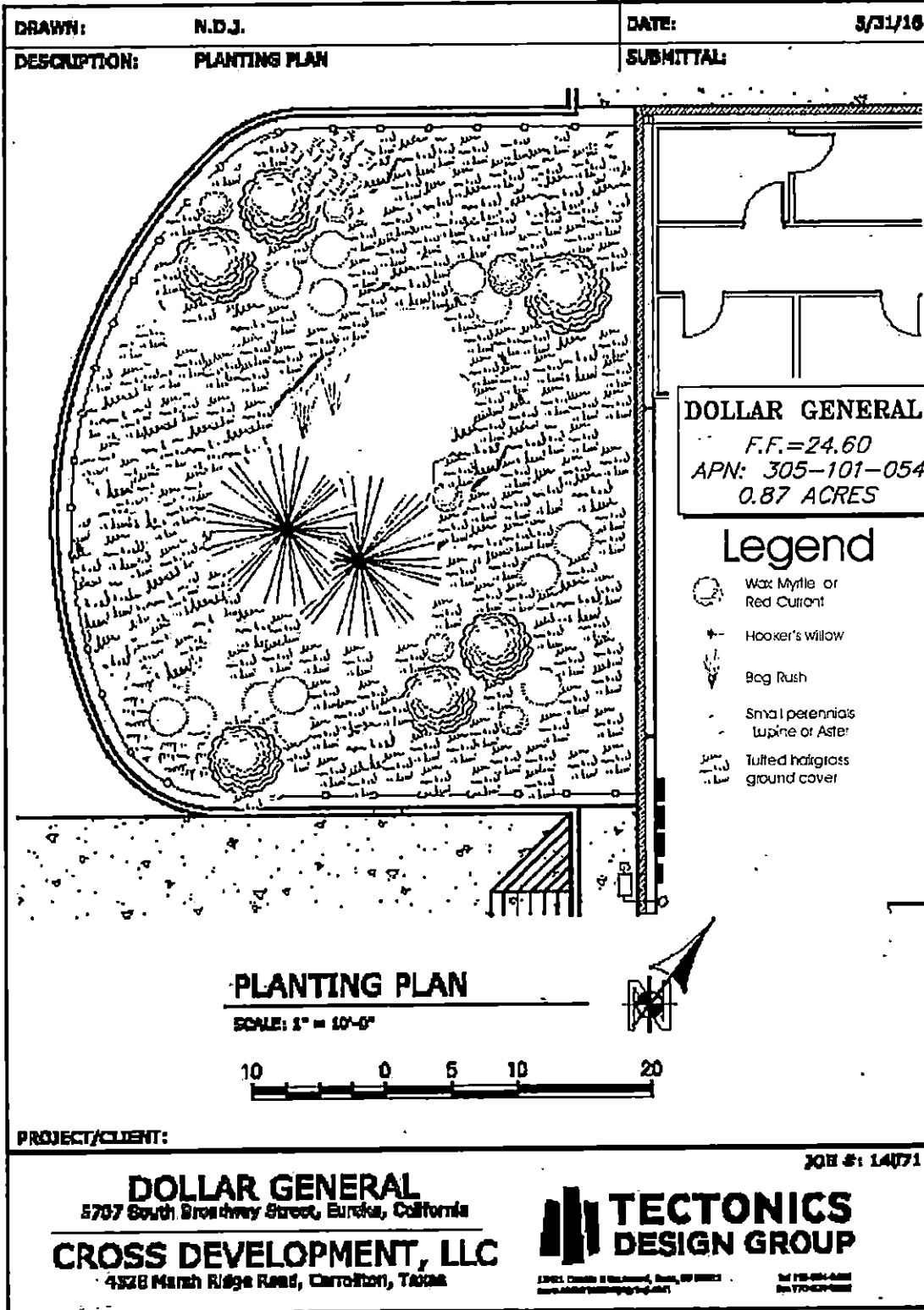


Figure 2 Planting Plan

Maintenance Plan

Short term maintenance for two growing seasons will be the responsibility of the revegetation/restoration contractor. Maintenance will include: weeding, assessing the need for dry season irrigation of plantings, survivorship and replanting as needed to develop a perennial ground cover of native species.

Long term maintenance will be the responsibility of the project proponent or their responsible party. Long term maintenance will be folded into the general maintenance requirements for other landscaping on the site. These will include routine weed and litter removal, and maintenance of the protective fencing.

Summary

The goal of protecting on-site a small seasonal wetland with the objective of maintaining shaded seasonally wet habitat is described in this document. Means for protection prior to, during and after construction are given. Habitat improvements through installation of native shrubs and perennial herbs are planned. The timeline for this project is concurrent with the construction of the commercial development. Two year monitoring of restoration plantings with the goals of developing perennial ground cover is described and long term maintenance.

References

CCC 1994 Procedural Guidance for the Review of Wetland Projects in California's Coastal Zone. State of California, California Coastal Commission, June 15, 1994. Accessed online: <http://www.coastal.ca.gov/wetrev/wetttitle.html>

Dains, Virginia 2015 Preliminary Wetland Delineation Cross Development Site 5707 South Broadway (Humboldt Hill) Eureka, CA Prepared for: Cross Development LLC, 5317 Inverrary Drive, Plano, TX 75093. Prepared by: Virginia Dains, Consulting Biologist, 3371 Ayres Holmes Road, Auburn, CA 95602. June 6, 2016

Lichvar, R.W. 2012. *The National Wetland Plant List*. ERDC/CRREL TR-12-11. Hanover, NH: U.S. Army Corps

USACE. 1987. "Corps of Engineers Wetland Delineation Manual." Technical Report Y-87-1, U.S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Miss.

USACE 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0) ERDC/EL TR-10-3 May 2010 U.S. Army Engineer Research and Development Center Environmental, Vicksburg, Miss.

ATTACHMENT 4

INITIAL STUDY AND DRAFT MITIGATED NEGATIVE DECLARATION

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Dollar General Coastal Development Permit

Lead Agency: Humboldt County Planning and Building Department Contact Person: Karen Meynell, Planner II
Mailing Address: 3015 H Street Phone: 707-445-7541
City: Eureka Zip: 95501 County: Humboldt

Project Location: County: Humboldt City/Nearest Community: Humboldt Hill
Cross Streets: South Broadway and Eich Road Zip Code: 95503
Longitude/Latitude (degrees, minutes and seconds): 40 ° 44 ' 28 " N / -124 ° 11 ' 60 " W Total Acres: 0.87
Assessor's Parcel No.: 305-101-054-000 Section: SE 1/4 08 Twp.: 04 N Range: 01 W Base: Humboldt
Within 2 Miles: State Hwy #: 101 Waterways: Humboldt Bay
Airports: N/A Railways: NW Pacific RR Schools: South Bay Elementary

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [X] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 9,300 Acres 0.87 Employees 5 max
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[X] Coastal Zone [] Noise [] Solid Waste [] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Present Land Use = vacant. Zoning and General Plan = Commercial General

Project Description: (please use a separate page if necessary)

Construction of a 9,300 square foot retail variety store on a 0.87 acre parcel that is currently vacant. A 150 square foot seasonal isolated wetland was identified near the middle of the parcel. A Special Permit is required to reduce the wetland setback in order to develop the parcel for commercial purposes. In addition, a parking exception is required to allow a reduction in the number of required parking spaces due to the level of anticipated use. A dedicated loading space is included. The parcel has public water and sewer service and there is no tree removal proposed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #1 _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #1 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 11, 2016 Ending Date June 13, 2016

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Cross Development/ Joe Dell</u>
Address: _____	Address: <u>5317 Inverrary Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Plano TX 75093</u>
Contact: _____	Phone: <u>903-771-9444</u>
Phone: _____	

Signature of Lead Agency Representative: Karen Mayhew Date: 5/10/16

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Draft Mitigated Negative Declaration

1. Project title: Dollar General Coastal Development Permit
2. Lead agency name and address: Humboldt County Planning and Building Department, 3015 H Street, Eureka, CA 95501; Phone: (707) 445-7541; Fax (707) 268-3792
3. Contact person and phone number: Karen Meynell, Planner II, Phone: 707-268-3731
4. Project location: The project is located in Humboldt County, in the Humboldt Hill area, on the east side of South Broadway, approximately 455 feet north from the intersection of Eich Road and South Broadway, on the property known to be in the Southeast quarter of Section 08 Township 04 North Range 01 West .
5. Project sponsor's name and address: Joe Dell, Cross Development, 5317 Inverrary Drive, Plano, TX 75093.
6. General plan designation: Commercial General (CG) Humboldt Bay Area Plan (HBAP)
7. Zoning: Commercial General (CG) with a Coastal Wetlands (W) combining zone
8. Description of project: Construction of a 9,300 square foot retail variety store on a 0.87 acre parcel that is currently vacant. A 150 square foot seasonal isolated wetland was identified near the middle of the parcel. A Special Permit is required to reduce the wetland setback in order to develop the parcel for commercial purposes. In addition, a parking exception is required to allow a reduction in the number of required parking spaces due to the level of anticipated use. A dedicated loading space is included. The parcel has public water and sewer services and there is no tree removal proposed.
9. Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.): Department of Fish and Wildlife, Army Corps of Engineers, Department of Public Works, Department of Environmental Health.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, but none of these affects are considered to be Potentially Significant Impacts as indicated by the checklist on the following pages.

- Aesthetics
- Biological Resources
- Greenhouse Gas Emissions
- Land Use / Planning
- Population / Housing
- Transportation / Traffic
- Agriculture and Forestry Resources
- Cultural Resources
- Hazards & Hazardous Materials
- Mineral Resources
- Public Services
- Utilities / Service Systems
- Air Quality
- Geology / Soils
- Hydrology / Water Quality
- Noise
- Recreation
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Karen Meynell
Signature

5/10/16
Date

Karen Meynell, Planner II
Printed Name

Humboldt County Planning and Building Dept.
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except No Impact answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A No Impact answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A No Impact answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. Potentially Significant Impact is appropriate if there is substantial evidence that an effect may be significant. If there are one or more Potentially Significant Impact entries when the determination is made, an EIR is required.
- 4) Negative Declaration: Less Than Significant With Mitigation Incorporated applies where the incorporation of mitigation measures has reduced an effect from Potentially Significant Impact to a Less Than Significant Impact. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addresses. Identify which effects from the above checklist were within the scope of and adequately analyze in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are Less Than Significant with Mitigation Measures describe the mitigation measures which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plan, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats, however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue identify:
 - a) The significant criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1. AESTHETICS</p> <p><u>Finding:</u> The project will not have a substantial adverse effect on a scenic vista; nor will it substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; nor will it substantially degrade the existing visual character or quality of the site and its surroundings; or create a significant new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p> <p><u>Discussion:</u> The project site is not located within or along an area designated by the County or other governmental agency as a scenic vista. The parcel is in the Coastal Zone; however it is not in a Coastal Scenic or View area. The parcel is currently undeveloped. The proposed variety store will be located in the flat field the makes up the middle of the parcel where no trees are required to be removed. The site is located on South Broadway, the old state highway. The maximum height of the proposed building will be 22 feet. The proposed parking lot lighting would be shielded downward, and of low intensity and non-intrusive. There is no indication that the project would impact the aesthetic qualities of the area.</p>				
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest and (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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURE AND FORESTRY RESOURCES

Finding: The project will not significantly impact or convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; nor will it significantly conflict with existing zoning for agricultural use, or a Williamson Act contract; nor will it conflict with existing zoning for, or cause rezoning of, forest and timberland, or timberland zoned Timberland Production; nor will it significantly involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use.

Discussion: The subject property is not within a Williamson Act contract. The site is not designated as unique farmland or farmland of statewide significance. The parcel is relatively flat and no trees will be removed. The parcel is bordered on both sides by other vacant commercial lots as well as a trailer park type residential lot to the rear. The parcel is zoned for commercial development. A retail variety store is a principally permitted use within Commercial General zone district. The Department finds no evidence that the proposed project that is consistent with the planned build-out of the area will have a significant impact on agricultural or forestry resources.

3. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
<p>3. AIR QUALITY.</p> <p>Finding: The project will <u>not</u> significantly conflict with or obstruct implementation of the applicable air quality plan; significantly violate any air quality standard or contribute substantially to an existing or projected air quality violation; significantly result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); expose sensitive receptors to substantial pollutant concentrations; nor will it create objectionable odors affecting a substantial number of people.</p> <p>Discussion: According to the North Coast Unified Air Quality Management District (NCUAQMD), all of Humboldt County is in non-attainment of the State's PM-10 (particulate matter of 10 microns in size) standard, but complies with all other State and Federal air quality standards. The most significant contributors to PM-10 are residential wood burning stoves. The parking lot and ingress/egress will be paved thereby not generating dust from vehicles. The proposed store will not generate an increase in vehicle trips as the store patrons will either visit the proposed store for needed merchandise or travel to the next nearest store to obtain same merchandise. The Department finds no evidence that the project that is consistent with the planned build-out of the area will have a significant adverse impact on air quality.</p>				
<p>4. BIOLOGICAL RESOURCES. Would the project:</p>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES: POTENTIALLY SIGNIFICAN UNLESS MITIGATION INCORPORATED

Finding: Without mitigation there is a possibility that the project as proposed could have a significant adverse impact on: federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion: According to the Preliminary Wetland Delineation prepared by Virginia Dains (May 2015), there is a 150 square foot coastal wetland within the vicinity of the project site. The seasonal wetland was likely formed from previous earthwork or other disturbance at the site. It is not connected to an organized drainage nor does it have an outlet that feeds the regional drainage network. The wetland formed in a small depression excavated 10 to 12 inches with a steep slope of 40%. The construction of the 9,300 square foot retail store and associated parking will occur outside the delineation of the wetland boundary but within the standard buffer as described in the Humboldt Bay Area Plan Section 3.30.6(c). The standard buffer of 100 feet in urban areas will be reduced to allow for development of the site for the principally permitted commercial use. The buffer has been maximized to the greatest extent feasible to ensure new development does not adversely affect the wetland habitat values. The setback buffer varies between 16 to 20 feet, averaging approximately 17 feet of buffer. Mitigation measures identified in Section 3.30.6(f) are included with this project. The wetland will be protected by a vegetated buffer thirteen times its area with a minimum setback from the parking area of 16 feet. The total area of wetland and buffer is approximately 1,890 square feet.

Based on the above, County Staff finds that with mitigation, the project as proposed will have a less than significant impact on the Biological Resources of the neighborhood.

Mitigation Measure #1:

Prior to construction the wetland and buffer shall be identified and protected with a high visibility rope and post fencing. The grading plans and construction plans shall identify this area as "Sensitive Habitat". The land surface elevation of the wetland and its upland boundary shall remain undisturbed. Small topographic changes in the buffer area necessary for internal drainage may be made using hand tools only.

Mitigation Measure #2

A biological monitor will visit the site during construction to ensure the protection measures are effective.

Mitigation Measure #3:

After construction the wetland and the buffer shall be separated from foot and vehicle traffic by a permanent post and cable fence. A concrete curb shall encircle the wetland buffer to prevent parking area runoff from entering the wetland.

Mitigation Measure #4:

The applicant shall submit a complete planting plan for the riparian and wetland areas, including but not limited to trees and shrubs such as willow, wax-myrtle and red flowering currant. A post and cable fence shall be installed along the wetland buffer to delineate the boundary. The plan shall be reviewed

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
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and approved by the Planning Division and the Department of Fish and Wildlife.

Mitigation Measure #5:

A Notice of Development Plan shall be recorded noting the wetland area and buffer as "unbuildable".

Mitigation Measure #6:

The applicant is responsible for on-going maintenance of the restoration plantings, which shall include routine weed and litter removal and maintenance of protective fencing. The applicant shall establish a two year monitoring plan with the goals of developing perennial ground cover and long term maintenance.

5. CULTURAL RESOURCES. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. CULTURAL RESOURCES.

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

Discussion: The project was referred to the Northwest Information Center (NWIC) as well as the Bear River Band of the Rohnerville Rancheria, the Blue Lake Rancheria and the Wiyot Tribe. The NWIC recommended further study and that local tribes be contacted. The referral response from Blue Lake Rancheria indicated the proposed project is not within their tribal area. Bear River indicated their database does not include any previously recorded sites within the project parcel or in the immediate vicinity. They recommended that inadvertent discovery protocol language be added to the conditions of approval in case archaeological resources are uncovered during construction activities. The informational note requires that work is stopped and a qualified archeologist is contacted. The Wiyot Tribe did not respond to project referral. The County's standard condition regarding the applicant's responsibility should remains or artifacts be unearthed during any development has been added as an on-going Requirement.

6. GEOLOGY AND SOILS. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
START HERE				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. : GEOLOGY AND SOILS: No Impact

Finding: The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 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, strong seismic ground shaking, seismic-related ground failure, including liquefaction and landslides; will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; and will not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Discussion: According to the Alquist-Priolo Earthquake Fault Zoning Map and Framework Plan Geologic Hazards map, the project site is not located on or near a known fault. The nearest Alquist-Priolo zone is located approximately 2 miles to the south. According to the Framework Plan Geologic Hazards map, the parcel has a rating of low instability soils. The Building Inspection Division will require a soil report per California Building Code and erosion and sediment control designed by a licensed person per county grading ordinance due to the commercial nature of the project. The Uniform Building Code requires all structures in Humboldt County to be built in accordance with Zone 4, the most restrictive zone. The area is characterized with a mix of commercial and residential uses. The Building Inspection Division did not identify any concerns with regards to site suitability for commercial development. The Department finds no evidence that the project will have a significant adverse impact with regards to geology and soils.

7. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
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	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7. GREENHOUSE GAS EMISSIONS: NO IMPACT</p> <p><u>Finding:</u> The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p> <p><u>Discussion:</u> The proposed project will authorize the construction of a commercial retail store, however, the impacts associated with this development in an area planned and zoned for this type of use is not anticipated to generate a significant amount of greenhouse gases, nor conflict with any plan or policy regulating such gases</p>				
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS: NO IMPACT

Finding: The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; will not 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; will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; will not 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; will not result in a safety hazard for people residing or working in the project area; and, for a project within the vicinity of a private airstrip, will not result in a safety hazard for people residing or working in the project area; or impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. 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, the project will not significantly result in a safety hazard for people residing or working in the project area. The project will not create a significant exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Discussion: The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is over two miles away from the nearest airport, Arcata/Eureka Airport. There are no private airstrips within the vicinity of the project site. The site is not within an area governed by an Airport/Land Use Compatibility matrix. Development consistent with the County's adopted Airport land use plan will not result in unanticipated risk to the occupants of the site. The Department finds no evidence that the construction of a retail variety store will create, or expose people or property to, hazardous materials, or impair implementation of, or physically interfere with, an adopted emergency response plan. The site is within the Humboldt #1 Fire Protection District for fire protection. Development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. According to the Fire Hazard map, the parcel is located in a low fire hazard area. Humboldt #1 Fire Protection District approved the proposed development. For these reasons, the Planning Division expects that the minor subdivision will not result in significant impacts in terms of hazardous materials.

9. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9: HYDROLOGY AND WATER QUALITY: NO IMPACT

Finding: The project will not violate any water quality standards or waste discharge requirements nor degrade water quality. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). It will not 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. It will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; will not place within a 100-year flood hazard area structures which would impede or redirect flood flows; and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or inundation by seiche, tsunami, or mudflow.

Discussion: There is no evidence in the record that the project will create or contribute to any violations of waste discharge requirements.

The parcel is well outside any dam or levee inundation area, and outside the areas subject to tsunami run-up. According to the Flood Insurance Rate Maps (Panel 785 B), the parcel is within Flood Zone C, which is defined as areas of minimal flooding, and is outside the 100- and 500-year floodplains.

The County Division of Environmental Health has already reviewed and approved the proposed project. As mentioned above, the Department finds no evidence indicating that the subdivision will violate any water quality or waste discharge standards.

9: c), d), f) HYDROLOGY AND WATER QUALITY: LESS THAN SIGNIFICANT IMPACT

Finding: The project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; or substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or otherwise substantially degrade water quality.

Discussion: The project includes the construction of a 9,300 square foot retail store and parking area. County policy dictates that parking lots and parking spaces shall be paved resulting in an increase in runoff. Furthermore, the roof area of the commercial building will generate runoff as well. The project is located in the MS4 area and will be required to install Low Impact Development (LID) techniques. Additional detention facilities and an oil/water separator to handle parking lot runoff could be required following Public Works final approval of the drainage analysis. Mitigation Measure #7 is linked to a Condition of Approval giving Public Works ultimate control over the design of the drainage improvements proposed.

Mitigation Measure #7

The applicant shall submit a drainage and LID plan to the Planning Department for review and approval. The Planning Department and the Land Use Division of Public Works will review the plan and may require modifications or alteration.

10. LAND USE AND PLANNING. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10: LAND USE AND PLANNING

Finding: The project will not divide an existing established community; nor will it conflict with any land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; nor will it conflict with any applicable habitat conservation plan or natural community conservation plan.

Discussion: The project would authorize a retail variety store on a parcel zoned for Commercial General. The use is principally permitted and the parcel meets the minimum parcel size requirement. There are no habitat conservation or natural community conservation plans proposed or adopted for this area. The proposed project is consistent with a comprehensive view of the Community Plan and Framework General Plan, as it concerns land use, circulation, hazards and resources, biological resources, hydrology and water quality, public facilities and development timing. The Department finds there is no evidence that the project will result in significant adverse impact with regard to land use and planning.

11. MINERAL RESOURCES. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11: MINERAL RESOURCES

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

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

12. NOISE. Would the project result in:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12: NOISE: NO IMPACT

Finding: The project will not significantly result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; nor will it significantly result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; nor result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; nor result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. 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, the project will not significantly expose people residing or working in the project area to excessive noise levels. For a project within the vicinity of a private airstrip, the project will not expose people residing or working in the project area to excessive noise levels.

Discussion: The Framework Plan Noise Matrix cites exterior noise levels of 80 LdN or less as "normally acceptable in areas planned and zoned for commercial development". Given that the project involves the construction of the principally permitted use, and that the project is located on South Broadway which is the old state highway, and that US Highway 101 is only 775 feet from the project site, no change in the noise baseline is expected. The majority of development on neighboring parcels is fairly noise tolerate and includes a mini-storage, cabinet shop and convenience store. While there is a manufactured home park to the rear of the parcel, the project is conditioned to protect the area from additional noise contributors, such as idling delivery trucks. There are no indications that the project will result in permanent increases in noise and ground vibrations that would exceed levels allowed by the LCP or the Framework General Plan. Based on the above, the Department finds no evidence that the project will result in a significant adverse noise impact.

13: POPULATION AND HOUSING. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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13: POPULATION AND HOUSING

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

Discussion: The project will allow for the construction of a retail variety store. The property is commercially zoned yet has remained vacant. The Humboldt Hill residential community, in the meantime, has increased in size. The construction of the store will serve the residents of Humboldt Hill but will not contribute to or take away from the residential population. The Department finds no evidence that the project will result in a significant adverse impact on population and housing.

14. PUBLIC SERVICES.	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14: PUBLIC SERVICES

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

Discussion: The parcel will be accessed via South Broadway which historically was the old state highway. Minimal improvements will be required along the road frontage. The Humboldt #1 Fire Protection District did not identify any fire protection issues. The Department finds no evidence that the project will result in a significant adverse impact on public services.

15. RECREATION.	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact

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

15: RECREATION

Finding: The project will not significantly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial adverse physical deterioration of the facility would occur or be accelerated; nor does it include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Discussion: The project does not include recreational facilities. The Department finds no evidence that the project will require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

16. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16.: TRANSPORTATION/TRAFFIC: NO IMPACT

Finding: The project will **not** cause a significant increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections); nor will it exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways; nor will a change in air traffic patterns result including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will not result in inadequate emergency access; nor conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Discussion: The property is accessed by South Broadway which was the old state highway. The Land Use Division of Public Works has recommended standard conditions of approval including the improvement of the encroachments. All work to be done within the road right of way requires an encroachment permit from Public Works. The parking plan has been reviewed by the Department and allows for emergency access.

The Department 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 inadequate emergency access, inadequate access to nearby uses or inadequate parking capacity; or will conflict with adopted policies supporting transportation. The project site is well south of the Arcata/Eureka Airport, the closest airport.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17: UTILITIES AND SERVICE SYSTEMS

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

Discussion: The Department finds there is no evidence that the project will be inconsistent with the planned build-out of the area or will result in a significant adverse to utilities and service systems.

The project will be served by Humboldt Community Services District and they will be able to serve the new commercial building upon the payment of the appropriate fees. The Department of Environmental Health has recommended approval of the project. There is no evidence that the project in its entirety will exceed wastewater treatment facilities or require additional water or wastewater facilities other than what is proposed. The project is not expected to generate unusually high solid waste needs other than those commonly found accompanying most commercial uses. The area is served with electricity and natural gas from PG&E. The parcel currently drains towards Humboldt Bay. The applicant will be required to provide a complete drainage plan. The Department finds the project impact to be insignificant.

18. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

18: a) MANDATORY FINDINGS OF SIGNIFICANCE: LESS THAN SIGNIFICANT

Finding: The project has a less than significant potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Discussion: The proposed project is a commercial development on a parcel planned and zoned for commercial development. Staff finds no evidence that the proposed project will significantly degrade the quality of the environment.

18: MANDATORY FINDINGS OF SIGNIFICANCE

Finding: The project does not 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), nor will it result in the potential to have significant environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Discussion: Based on the project as described in the administrative record, comments from reviewing agencies, a review of the applicable regulations, and discussed herein, the Department finds there is no significant evidence to indicate the proposed project as mitigated:

- Will 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)
- Will have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

19. DISCUSSION OF MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM

See attached Mitigation Measures, Monitoring and Report Program.

20. EARLIER ANALYSES.

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

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

No earlier analysis used.

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

See 20.a above

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

19: MITIGATION MEASURES, MONITORING AND REPORTING PROGRAM

The following table lists the required mitigation measures, including the method of verification, monitoring schedule, and the responsible party.

Resource(s)	Measure No.	Summary of Mitigation Measure	Method of Verification	Monitoring Schedule	Responsible Party
Biological	1	Prior to construction the wetland and buffer shall be identified and protected with a high visibility rope and post fencing. The grading plans and construction plans shall identify this area as "Sensitive Habitat". The land surface elevation of the wetland and its upland boundary shall remain undisturbed. Small topographic changes in the buffer area necessary for internal drainage may be made using hand tools only.	Reviewed prior to building permit issuance	Prior to building permit approval	Applicant
Biological	2	A biological monitor will visit the site during construction to ensure the protection measures are effective.	Reviewed prior to building permit issuance	Prior to beginning construction and monthly thereafter	Applicant
Biological	3	After construction the wetland and the buffer shall be separated from foot and vehicle traffic by a permanent post and cable fence. A concrete curb shall encircle the wetland buffer to prevent parking area runoff from entering the wetland.	Reviewed prior to building permit final or certificate of occupancy	Prior to building permit final.	Applicant
Biological	4	The applicant shall submit a complete planting plan for the riparian and wetland areas, including but not limited to trees and shrubs such as willow, wax-myrtle and red flowering currant. A post and cable fence shall be installed along the wetland buffer to delineate the boundary. The plan shall be reviewed and approved by the Planning Division and the Department of Fish and Wildlife.	Reviewed prior to building permit issuance.	Prior to building permit final or certificate of occupancy	Applicant
Biological	5	A Notice of Development Plan shall be recorded noting the wetland area and buffer as "unbuildable".	Reviewed prior to building permit issuance.	Prior to building permit issuance.	Applicant
Biological	6	The applicant is responsible for on-going maintenance of the restoration plantings, which shall include routine weed and litter removal and maintenance of protective fencing. The applicant shall establish a two year monitoring plan with the goals of developing perennial ground cover and long term maintenance.	Reviewed prior to building permit issuance	Monitoring to be conducted by a qualified biologist annually for two (2) years following construction	Applicant
Hydrology and Water Quality	7	The applicant shall submit a drainage and LID plan to the Planning Department for review and approval. The Planning Department and the Land Use Division of Public Works will review the plan and may require modifications or alteration.	Reviewed prior to building permit issuance	Prior to building permit issuance	Applicant

ATTACHMENT 5

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection Division	✓	Conditional Approval		✓
Public Works Land Use Division	✓	Conditional Approval	✓	
Department of Environmental Health	✓	Approval		✓
Humboldt CSD	✓	Conditional Approval		✓
Humboldt #1 Fire Protection Dist.	✓	Approval		✓
California Coastal Commission	✓	Responded with comments	✓	
Department of Fish and Wildlife				
NWIC	✓	Contact local tribe		✓
Wiyot Tribe		No response		
Blue Lake Rancheria	✓	Not in tribal area		✓
Bear River Band	✓	Conditional Approval		✓
RWQCB		No response		



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

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

ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 939-3596

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

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

AVIATION 839-5401

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS & EQUIPMENT MAINTENANCE 445-7421

LAND USE 445-7205

LAND USE DIVISION MEMORANDUM

TO: Karen Meynell, Planner
VIA: Robert W. Bronkall, Deputy Director
FROM: Kenneth Freed, Senior Engineering Technician
DATE: 09/11/2014
RE: **DOLLAR GENERAL CDP-14-033; APN 305-101-054**



This project is for the commercial development of APN 305-101-054. The Department will be requiring frontage improvements to be constructed under an encroachment permit. The parking lot has been evaluated and appears to provide good circulation. [reference: County Code sections 313-109.1.6.1 & 313-109.1.3.2.5]

The subject property has deferred pedestrian and storm water improvements that were conditioned as part of Subdivision PMS 03-19. The deferred improvements need to be completed at the time that the lot is developed.

Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval **before** construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

The following conditions are recommended:

- (1) Applicant must apply for and obtain an encroachment permit for the commercial driveway. The permit will require the driveway entrance to be surfaced with asphalt concrete or Portland cement concrete. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)]
- (2) Applicant will be required to construct a commercial ADA driveway apron; remove the unused driveway drop curb (constructed at the time of the subdivision) and replace with CalTrans Type A2-6 curb and gutter, and construct a 5' wide Portland cement concrete sidewalk along the frontage of the lot.

The encroachment permit will also include connecting the parking lot drainage into the existing storm drain system within South Broadway. An oil-water filtration system is required prior to discharge into the County storm drain. Per the Development plan applicant shall prepare shop drawings of the oil-water filtration system and storm water diversion structure for approval.

(3) Applicant shall comply with the Subdivision's conditions of approval and requirements of the Development Plan for PMS 03-19, on file with the Planning and Building Department, which include but is not limited to construction of a storm water detention system. This system is to be reviewed and inspected by Planning and Building staff. Planning and Building must verify that the detention system complies with PMS 03-19. A copy of the detention construction plan and maintenance plan must be attached and made a part of the issuance of any development permit for the lot.

(4) All parking must be developed on-site. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code section 313-109.1 et seq.]

(5) Site visibility must be maintained at the driveway approach in conformance with County Code. (Section 341-1 et seq.)

(6) Applicant shall be responsible to correct any involved drainage problems at the intersection of the residential driveway and the County maintained roadway to the satisfaction of this Department.

(7) Applicant shall pave, sign, and stripe the parking lot. [reference: County Code section 313-109.1.3.2.5]

Informational Notes (not a requirement):

1. 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 (set back approximately 25 feet from the road). Existing gates shall be evaluated for conformance.

// END //

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET • SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FACSIMILE (707) 826-8960



August 28, 2014

Emily Benvie, Planner
Humboldt County Planning and Building Dept.
3015 H Street
Eureka, CA 95501

RE: Comments on CDP 14-033 (Dollar General) to develop a 0.87-acre vacant parcel with a 9,300-sq.-ft. commercial building and associated parking lot.

Dear Emily:

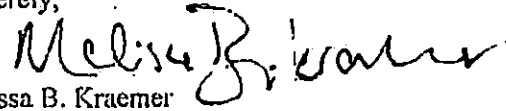
We received the subject referral on August 14, 2014 and offer the following comments. In your analysis of the proposed development's consistency with the certified Humboldt Bay Area Plan (HBAP) and coastal zoning regulations (CZR), please consider the following:

1. Appealability. Pursuant to PRC §30603(a)(2), County approval of the proposed development may be appealed to the Coastal Commission if the development is located within 100 feet of any wetland. Because of the prevalence of known wetlands in the project vicinity, as well as the "Coastal Wetland Area" combining zone that applies to the property, it is important for the County to verify the project's appealability status to ensure it is correct in that there are no wetlands within 100 feet of the perimeter of the proposed development footprint.
2. Low Impact Development. We recommend requiring incorporation of LID techniques into the design of the proposed development to maximize the retention of stormwater on site such that, consistent with the policies of HBAP Section 3.30, pollutant-laden runoff from the proposed new parking lot and other impermeable surfaces would not degrade surrounding coastal wetlands and waters. Examples of appropriate LID techniques for the proposed project may include (though not necessarily be limited to): (1) reducing the amount of proposed hardscape, e.g., through requiring that appropriately sized grassy swales and vegetated islands be incorporated into the parking lot design to capture and infiltrate surrounding stormwater runoff, (2) requiring the use of porous pavement rather than traditional asphalt for the proposed parking lot, (3) requiring preservation of native vegetation, and (4) requiring that the building be designed for roof runoff to biofiltrate into vegetated areas on site. If you have any questions about LID or specific techniques, we would be happy to provide additional information and resources.

Thank you for the opportunity to provide comments on the proposed application. If you have any questions, please contact me at (707) 826-8950.

Emily Bervie
Page 2

Sincerely,



Melissa B. Kraemer
Coastal Planner

Cc: Planning Commission Clerk, Humboldt County Planning and Building Dept.