



**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: September 15, 2022

To: Humboldt County Planning Commission

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

Subject: **Lucas & Myrtle Mini Storage Center General Plan Amendment, Zone  
Reclassification , Lot Line Adjustment and Conditional Use Permit**  
Record Number PLN-16400-CUP  
Assessor's Parcel Number (APNs) 015-111-006, 015-111-012, and 015-111-013

**Table of Contents**

**Page**

Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution for CEQA	5
Draft Resolution for GPA, ZR, LLA and CUP	12
Maps	
Location Map	17
Topo Map	18
Zoning Map	19
Aerial Map	20
Assessor Parcel Map	21
Site Plan	22
Attachments	
Attachment 1a: Conditions of Approval	23
Attachment 1b: Mitigation Monitoring & Reporting Program	25
Attachment 2: Applicant's Evidence in Support of the Required Findings	29
Attachment 3: Initial Study and Mitigated Negative Declaration	Separate
Attachment 4: Referral Comments	86
Attachment 5: Public Comments	90

Please contact Jordan Mayor, PhD, Senior Ecologist and Contract Planner, at 707-683-4711 or by email at [jordan.mayor@icf.com](mailto:jordan.mayor@icf.com) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

<b>Hearing Date</b> September 15, 2022	<b>Subject</b> Conditional Use Permit	<b>Contact</b> Jordan Mayor
---	--	--------------------------------

**Project Description:** The proposed Lucas & Myrtle Mini-Storage Center (project) includes a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtle town area of Eureka. The site originally consisted of three parcels. A lot line adjustment will allow the three parcels to be reconfigured into two parcels—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. The General Plan Amendment and Zone Reclassification will allow a 9,000 square foot portion of the property that is currently designated Residential Medium Density and zoned R-4 to be designated Commercial General and zoned C-1. The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

**Project Location:** The project is located in the Myrtle town area of Eureka, at the terminus of Myrtle Avenue and Lucas Street, on the properties known as 1750, 1840, and 1850 Myrtle Avenue, and the properties known to be in the northwest quarter of Section 25 Township 05 North Range 01 West, Humboldt Base & Meridian.

**Present Plan Land Use Designation:** APN 015-111-006: Commercial General (CG), Density: N/A; APN 015-111-012: Combined Use with CG and Residential Medium Density (RM), Density 7 – 30 units per acre; and APN 015-111-013, CG, Density: N/A.

**Present Zoning:** APN 015-111-006: Combining Zones Neighborhood Commercial C-1 and Greenway and Open Space (GO); APN 015-111-012: Combining Zones Apartment Professional (R-4/GO on the western portion of the parcel and C-1 along the eastern portion of the parcel; and APN 015-111-013: C-1.

**Applicant/Owner**

J & J Family, LLC  
James and Judith Paye  
1840 Myrtle Ave  
Eureka, CA 95501

**Environmental Review:** Initial Study/Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act Statute (Public Resources Code 21000–21189) and Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387).

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

**Major Issues:** none

**Lucas & Myrtle Mini-Storage Center**  
**Record Number: PLN-2020-16400**  
**Assessor's Parcel Numbers: 015-111-006, 015-111-012, and 015-111-013**

**Recommended Planning Commission Action**

1. Describe the application as a public hearing.
2. Request staff present the project.
3. Open the public hearing and receive testimony from the public.
4. Close the public hearing and adopt the resolutions recommending that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the project subject to the recommended conditions.

**Executive Summary:** The proposed Lucas & Myrtle Mini-Storage Center (project) includes a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and a Conditional Use Permit for the construction and operation of a mini-storage center in the Myrtle town area of Eureka. The site currently consists of three parcels. The lot line adjustment would allow the parcels to be reconfigured into two parcels—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. Associated with the lot line adjustment is adjustment of the site's General Plan designation to change an approximately 9,000 square foot portion of the property from Medium Density Residential with a density of 7-30 units per acre (RM) to Commercial General (CG) and to change the associated zoning of the 9,000 square foot area from Apartment Professional (R-4) to Neighborhood Commercial (C-1). The purpose of the General Plan amendment and Zone Reclassification is to allow development of mini-storage buildings as part of a larger mini-storage facility proposed on an adjacent parcel also owned by the applicant that is presently zoned C-1. The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center.

Increasing the area zoned commercial on the property facilitate development of a commercial business that is supported by policies in the Economic Development Element. While this would result in a 9,000 square foot reduction of multi-family zoned property the parcel was not identified in the County's most recent housing inventory because the site is already developed with a single-family residence so the project would not result in a reduction of any parcel below the density utilized for determining compliance with housing element law.

The final design, dimensions, and configuration of the storage units have not been determined; however, based on preliminary plans, the overall footprint of the storage units and the office would not exceed 37,000 sf. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The new buildings would be two-story. A decision has not been made as to whether the buildings would be constructed onsite or purchased prefabricated and assembled onsite. The exterior façade would be painted metal, wood, masonry, or similar. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

Portions of the lands to be developed include the "GO" Greenway and Open Space Combining Zone, due to their proximity to a neighboring gulch lying west of the property. However, the nearest mapped watercourse is over 500 feet west of the project. The majority of the project site is generally level as properties in this area have been subject to historic fill activities. Redevelopment of the site as proposed will require removal of up to 25 mature redwood trees as well as minor grading and fill, including engineered fill of a small area (< 2000 sf) beyond the break in slope.

**Public Comments:**

One commentor, a neighbor, request that the new mini storage unit have ample on-site parking and does not interfere or increase the burden with regard to public parking areas on Lucas that are used by

the businesses and residences on the 1900 block of Myrtle Avenue. Access to the project site would be from Lucas Street between Myrtle Avenue and Harrison Avenue. Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.

**Recommendation:** Staff is recommending that the Planning Commission (PC) recommend that the Board of Supervisors adopt the MND and approve the General Plan Amendment, Zone Reclassification, Lot Line Adjustment and CUP for this project as conditioned. This project is a commercial development project upon an approximately 2.1-acre lot. All potential environmental impacts have been mitigated to a less than significant level.





- EVIDENCE:**
- a) The CEQA document includes an analysis of the proposed project. The IS/MND was circulated for public review from July 15, 2022, to August 13, 2022 (SCH# 2022070274).
  - b) The MND reflects the County's independent judgment and analysis.
  - c) The Planning Commission has considered the proposed MND together with the analysis and all public and agency comments received during the public review process and the whole record.
  - d) The MND includes ten (10) mitigation measures that have been incorporated into a Mitigation Monitoring and Reporting Program which is being adopted as part of the project.

**4. FINDING** The County has fulfilled the obligations under Assembly Bill (AB) 52 (CEQA 21080.3.1) consulting with tribes to determine if there is the potential for tribal cultural resources associate with the site.

- EVIDENCE**
- a) A letter offering an opportunity for tribal consultation pursuant to AB 52 was sent to all local tribal officials on November 24, 2020. No requests for consultation were received.

**5. FINDING** **Areas of No Impact.** Based upon the findings of the MND, and as discussed in Chapter 2 of the MND, Agriculture and Forestry, Energy, Hazards and Hazardous Materials (c through g), Hydrology and Water Quality (c[4], d, e), Land Use Planning, Mineral Resources, Noise (c), Population and Housing, Recreation, and Wildfire, were determined to not have any environmental impact and were not evaluated in the MND.

- EVIDENCE**
- a) The project site does not include any farmland, forest land, or timberland, or land zoned for these uses thus there could be no impact.
  - b) No wasteful, inefficient, or unnecessary consumption of energy resources is planned. Because of the nature of the project, it is anticipated that the mini-storage center would use very little energy resources.
  - c) The project would not store, transport, or use hazardous materials. The project site is accessed from either Lucas Street or Myrtle Avenue. The project would not impair or physically affect any adopted emergency response plan or evacuation plan. The project would not require the closure of any public or private streets or roadways and would not impede access of emergency vehicles to the project site or any surrounding areas.
  - d) No aspect of the project would impede or redirect flood flows as the project site is not within a flood zone. There are no conditions associated with the project that would result in a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
  - e) With approval of the above-noted discretionary permits the project would not disrupt or divide the physical arrangement of the community, and it was determined that the project would not conflict with any adopted land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.
  - f) There are no known mineral resources or mining operations in the area and thus there is no impact.
  - g) There are no private airstrips in the project area; therefore, the project

would not be within the vicinity of a private airstrip.

- h) The project does not include any new homes or new roads or other growth-inducing infrastructure. Therefore, the project would not induce substantial unplanned population growth in the area either directly or indirectly.
- i) Because the project does not propose residential development and would not increase the population in the area, the project would not substantially increase the demand for public parks.
- j) The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity.

## 6. FINDING

### **Environmental Impacts Found to Be Less Than Significant:**

The MND determined that there would be a less-than-significant impact on one or more aspects of following resources: Aesthetics, Air Quality, Geology and Soils (a through f), Greenhouse Gas Emissions, Hydrology and Water Quality (a through c[3]), Noise (b), Public Services, Transportation, and Utilities and Service Systems.

### **EVIDENCE**

- a) There would be temporary visual impacts during construction and permanent changes of the character of the site once construction is completed and 25 redwood trees are removed. The storage unit appearance would be typical of other existing mini-storage companies in the Humboldt Bay area (e.g., steel with a stone, white and autumn red color palette). Apart from the western boundary, the project site is in an urbanized area with many existing lighting sources. Lighting is conditioned to comply with county standards for streetlights in the municipal code.
- b) Altogether, the project would develop approximately 0.85 acre of the site (or 43 percent), which is below the maximum development potential (100 percent, as there is no maximum ground coverage in the C-1 zone) that would have been permitted under the existing zoning for the site. Accordingly, the project is consistent with the site's planned density in the General Plan. Therefore, the project would not obstruct implementation of the North Coast Unified Air Quality Management District (NCUAQMD) Attainment Plan for fugitive dust (PM10), NCUAQMD's Rule 110 thresholds. Therefore, construction of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designated as nonattainment under an applicable federal or state ambient air quality standard.
- c) Since the project area is not traversed by a known active fault and is not within 200 feet of an active fault trace, surface fault rupture is not considered to be a significant hazard for the project site. Therefore, the project would not expose people or structures to substantial adverse effects from a fault rupture. The project site is relatively flat with elevations that range from approximately 59 to 78 feet above mean sea level. The County's Web GIS identifies the seismic safety of the project site as low instability and shows that historic landslides have not occurred in the project area in the past.
- d) The Bay Area Air Quality Management District (BAAQMD) has developed project screening criteria to provide lead agencies and project applicants with a conservative indication of whether a project could result in potentially significant impacts related to Greenhouse Gas (GHG) emissions. The applicable screening criteria detailed in the MND would not exceed

the 1,100 metric tons (MT) of carbon dioxide equivalent (CO<sub>2</sub>e)/year GHG threshold established by the BAAQMD for land use projects, other than permitted stationary sources. Due to the limited size of the project, particularly the small number of vehicle trips that would be generated and limited use of energy, there would be no significant sources of GHGs either during construction or during routine operation.

- e) The project area is subject to the State Water Resources Control Board general permit for municipal separate storm sewer systems (MS4 General Permit). Adherence to the MS4 General Permit standards and the requirements described above would ensure that the project would not result in substantial erosion or siltation onsite or offsite.
- f) The project would not involve the use of high-impact activities such as pile driving. The piece of equipment that may produce the highest level of vibration is a roller, which can produce a level of 0.2 inches per second peak particle velocity at a distance of 25 feet. This level of vibration may be perceptible for short period of time when equipment is operated close to the nearest residences, but this would only occur for a small part of the construction period. This level of vibration would not be high enough to cause damage to building structures. Also, because work would be done during daytime hours, there would be no sleep disturbance due to heavy equipment vibration.
- g) The project is required to meet all applicable fire codes set forth by the State Fire Marshal and the county's building code. The project may result in a slight incremental increase in the demand for emergency services; however, the size, location, and type of project would not place an undue hardship on the fire department since they are presently servicing the site as well as areas adjacent to the site.
- h) The project is consistent with the existing General Plan land use designations and zoning and would not generate trips that were not previously anticipated in the county's current countywide traffic model. The project would locate self-storage services in proximity to existing developed areas and would therefore have a neutral or positive impact on Vehicle Miles Traveled.
- i) The project is consistent with the land use and zoning designations for the site and would be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. Minor additional infrastructure would be constructed within the project site to tie the project into the major systems, but these facilities would be constructed in locations where site development is already occurring as part of the overall project.

## 7. FINDING

**Environmental Impacts Mitigated to Less Than Significant:** The MND identified potentially significant impacts on Biological Resources, Cultural Resources, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance.

### EVIDENCE

- a) **Biological Resources and Mandatory Findings.** Potentially significant impacts on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service will be mitigated to a less-than-significant level by adopting the Mitigation Monitoring and Reporting Program (MMRP) included in

Appendix 1b.

No special-status plant surveys were conducted on the project site. However, to ensure that site development does not affect special-status plant or amphibian species, **Mitigation Measure BIO-1** is included in the MMRP. BIO-1 would require seasonally appropriate botanical surveys and preconstruction amphibian surveys be conducted prior to site development and avoidance of special-status plant and wildlife species. **Mitigation Measure BIO-2** would include preconstruction nesting bird surveys and establishment of buffers if necessary ensure removal of 23 conifer trees would have no impacts on nesting raptors and migratory birds protected by federal and state laws. To ensure light pollution to the adjacent Myrtle town gulch wildlife habitat is minimized, light fixtures near to or facing the western boundary to the wetland gulch are to be fully shielded downward-facing light-emitting diode (LED) bulbs under **Mitigation Measure BIO-3**. To ensure that the project's landscaping activities do not affect special-status species through displacement and invasion of wetland habitats, **Mitigation Measure BIO-4**, *Landscaping with native plants*, is included.

SHN prepared a site-specific wetland delineation report (SHN 2021). Wetlands were delineated within three parcels owned by Jim and Judy Paye (APNs 015-111-006, 015-111-012, and 015-111-013) as well as a portion of the County-owned parcel to the west (APN 015-111-008) for a total study area of approximately 3.3 acres. The report determined and mapped a matrix of three-parameter seasonal and perennial wetlands on the County-owned parcel, west of the project area, a location between 50 and 100 feet from the parcel boundary. The wetland delineation did not specify a hydrological or biological justification that greater buffers were required to protect the resource from the development (SHN 2021). It is not anticipated that the existence and operation of the project facilities on the terrace would significantly affect the continued existence or ecological functioning of the riparian forest as designed and mitigated herein. The project site has up to 25 evergreen trees (mostly redwood, few Sitka spruce and shore-pine) that will be removed as a direct result of the proposed project. These trees are not here considered to be riparian given their location more than 600 feet from the adjacent mapped stream. **Mitigation Measure BIO-5** and **BIO-6** are designed to protect riparian habitats and aquatic resources from potential impacts during project construction.

- b) **Cultural Resources and Tribal Cultural Resources.** There are no known significant archaeological or historic-period cultural resources in the limits of the project area, and at this time, no further archaeological studies are recommended for the project, as it is currently proposed. Although discovery of cultural resources during project construction is not anticipated, **Mitigation Measure CUL-1** is included in the MMRP to ensure that potential project impacts on inadvertently discovered cultural resources are eliminated or reduced to a less-than-significant level. Similarly, due to the potential of discovering unknown human remains during proposed construction activities, **Mitigation Measure CUL-2** is included. As required by AB 52, the County sent requests for formal consultation to three local tribes—the Bear River Band of the Rohnerville Rancheria, Wiyot Tribe, and Blue Lake Rancheria. The county did not receive requests for formal consultation from any tribe.
- c) **Noise.** As described in the County's General Plan, heavy equipment and

power tools used during construction of permitted structures, which includes the project, are not subject to the County short-term noise standards. Although the project is not technically subject to the noise limits from the General Plan, the project's construction noise could still cause an increase in ambient noise levels at nearby residences. Consequently, to ensure that impacts from construction noise levels are reduced to a less-than-significant level, **Mitigation Measure NOI-1** is incorporated in the MMRP to limit the operation of tools or equipment used in construction, drilling, repair, alteration, or demolition to between the hours of 8 a.m. and 5 p.m. Monday through Friday, and between 9 a.m. and 5 p.m. Saturdays. No heavy equipment related construction activities shall be allowed on Sundays or holidays.

**8. FINDING**

**CEQA Comments from the Public:** One comment letter was received as a result of the circulation of the CEQA IS/MND. The County has considered all of the CEQA comments submitted from the public up to this point, including those that were submitted after the comment period established by CEQA. None of the comments change or alter the conclusion of the MND.

**EVIDENCE**

- a) The one commentor, a neighbor, request that the new mini storage unit have ample on-site parking and does not interfere or increase the burden with regard to public parking areas on Lucas that are used by the businesses and residences on the 1900 block of Myrtle Avenue.
- b) Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.

**9. FINDING**

**Mitigation Monitoring or Reporting:** A Mitigation Monitoring and Reporting Program has been prepared which ensures adequate monitoring of the mitigation measures to avoid and mitigate for potential significant environmental effects.

**EVIDENCE**

- a) MMRP attached as Attachment 1b.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby recommend that the Humboldt County Board of Supervisors:

- Adopt the findings set forth in this resolution; and
- Adopt the Mitigated Negative Declaration; and
- Adopt the Mitigation Monitoring and Reporting Program included as Attachment 1b.

Adopted after review and consideration of all the evidence on **September 15, 2022**.

The motion was made by COMMISSIONER \_\_\_\_\_ and second by COMMISSIONER \_\_\_\_\_ and the following ROLL CALL vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
DECISION:	

I, John Ford, Secretary 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.

\_\_\_\_\_  
 John Ford, Director  
 Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 22-**

**Application Number PLN-2020-16400**

**Assessor's Parcel Numbers: 015-111-006, 015-111-012, -015-111-013**

**WHEREAS, the Lucas & Myrtle Mini-Storage Center** project submitted an application and evidence in support of approving a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit (CUP) to develop a mini-storage center; and

**WHEREAS,** the Humboldt County Planning Commission held a duly noticed public hearing on September 15, 2022, and reviewed, considered, and discussed the application and reviewed and considered all evidence and testimony presented at the hearing; and

**WHEREAS,** the project is a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit. In order to approve the project the following findings must be made:

A. General Plan Amendment

1. Section 65358(a) of the California Government Code requires amendments of the General Plan be in the public interest.
2. Policy G-P8 of the 2017 General Plan requires findings that General Plan Amendments are:
  - a) in the public interest,
  - b) consistent with the Guiding Principles in Section 1.4; and
  - c) consistent with the applicable goals of the Plan.

B. Amendment to the Zoning Map (Zone Reclassification)

Section 312-50.3 of the Zoning Ordinance requires all the following findings for approval of changes to the Zoning Map:

3. The amendment is in the public interest; and
4. The amendment is consistent with the County General Plan; and
5. The amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless certain site-specific findings are made.

C. Lot Line Adjustment

Section 325-5 of the Humboldt County Code requires the following findings to be made to approve a Lot Line Adjustment:

6. The application is complete.
7. The application is consistent with the Subdivision Map Act.
8. The application is consistent with the General Plan.



9. The application is consistent with the Zoning Ordinance and Development Standards
10. The application will not adversely impact the environment and will not be detrimental to the public health, safety or welfare and will not be materially injurious to properties or improvements in the vicinity.

D. Conditional Use Permit

11. The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.
12. The proposed development is consistent with the purposes of the existing zone in which the site is located.
13. The proposed development is consistent with the requirements of the Zoning Ordinance.
14. The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
15. 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.

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

1. **FINDING:** **Project Description:** The proposed Lucas & Myrtle Mini-Storage Center (project) includes a lot line adjustment, minor zone boundary adjustment, CUP, and the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtle town area of Eureka. The site consists of three parcels. A lot line adjustment would allow the parcels to be reconfigured into two parcels—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. Associated with the lot line adjustment is the adjustment of the site's general plan designation boundary between the Commercial General and Medium Family Residential designations and the associated zoning boundary between the Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO, Q). The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

**EVIDENCE:** Project File: PLN-2020-16400

2. **FINDING:** The proposed project is in the public interest.

**EVIDENCE:** a) The Commercial General Land Use Designation and associated Neighborhood Commercial zoning Designation is intended for lands that are suitable for commercial services that are geared towards local neighborhood and regionally needs because of their location and available

access. In this instance the addition of 9,000 square feet of lands to be designated Commercial General and zoned Neighborhood Commercial allow for a consistent commercial designation for the property and facilitates the construction of an important neighborhood and regional service. The area to be designated is on the corner of a major arterial road which provides appropriate access to serve both local and regional needs for storage facilities. It is in the public interest to facilitate such commercial development.

**3. FINDING:** The proposed project is consistent with the Guiding Principles of Section 1.4 of the General Plan.

**EVIDENCE:** a) The proposed project helps to preserve the diverse character of Humboldt County and promotes the creation of housing as it will enable local residents to store possessions in a secure location without detracting from the more rural and natural setting of many residential areas due to cluttering of possessions on residential lands.

**4. FINDING** The proposed project is consistent with the County General Plan, Open Space Plan and open Space Action Program

**EVIDENCE** a) The project is consistent with the General Plan policies supporting commercial and economic development and providing services to both local and regional populations.  
b) The proposed project is consistent with the Commercial general Land Use designation because it includes services that are easily accessible and serve both local and regional needs.  
c) The project is consistent with the Open Space and the Open Space Action Program because it facilitates commercial development in an area that is designated for commercial services and does not impact any areas designated for open space. The areas of the property that are designated Greenway and open Space will be preserved as open space.

**5. FINDING** The proposed Lot Line Adjustment application is complete.

**EVIDENCE** a) Project file: PLN-2020-16400.

**6. FINDING** The Lot Line Adjustment is consistent with the Subdivision Map Act.

**EVIDENCE** a) APN's 015-111-012 and 015-111-013 are two separate legal parcels created through an approved subdivision map filed in Book 9, Page 56 of Parcel Maps. While no determination has been made regarding APN 015-111-006 the proposed lot line adjustment will result in two parcels, meaning that no additional parcels will result other than the number of existing legally created parcels.

**7. FINDING** The proposed mini-storage center facility is consistent with the C-1 zoning district and with the development standards of the Zoning Ordinance.

**EVIDENCE** a) Storage warehouses are permitted in C-1 zone districts with a conditional Use Permit.  
b) The project site is located in a block which is partially in a residential zone on both the Myrtle Avenue frontage and the Lucas Street frontage and the proposed mini-storage facilities will comply with the minimum 20 foot front

yard and exterior side yard setbacks of the residential zones. The proposed mini-storage facility will exceed the required 15-foot rear setback from the northern property line by providing a minimum of 20 feet.

- c) The proposed project will not exceed the building height limit of 45 feet in height.

**8. FINDING**

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

**EVIDENCE**

- a) The proposed mini-storage center project will take access off of Lucas Street, which is a lower volume road than Myrtle Avenue.
- b) Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.
- c) The project was referred to multiple referral agencies including the Department of public Works, Humboldt Bay Fire Protection District and the California Department of Environmental Health and all agencies either had no comment or recommended approval.

**9. FINDING**

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

**EVIDENCE**

- a) The project site was not included in the residential housing inventory utilized for determining compliance with housing element law. The project results in the retention of the existing single-family residence on its own parcel, and the addition of another housing unit through the development of a caretakers residence above the minim storage facility.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby recommend that the Board of Supervisors:

- Adopt the findings set forth in this resolution; and
- Approve the General Plan Amendment and associated Zone Reclassification; and
- Approve the Lot Line Adjustment; and
- Approve the Conditional Use Permit subject to the recommended conditions.

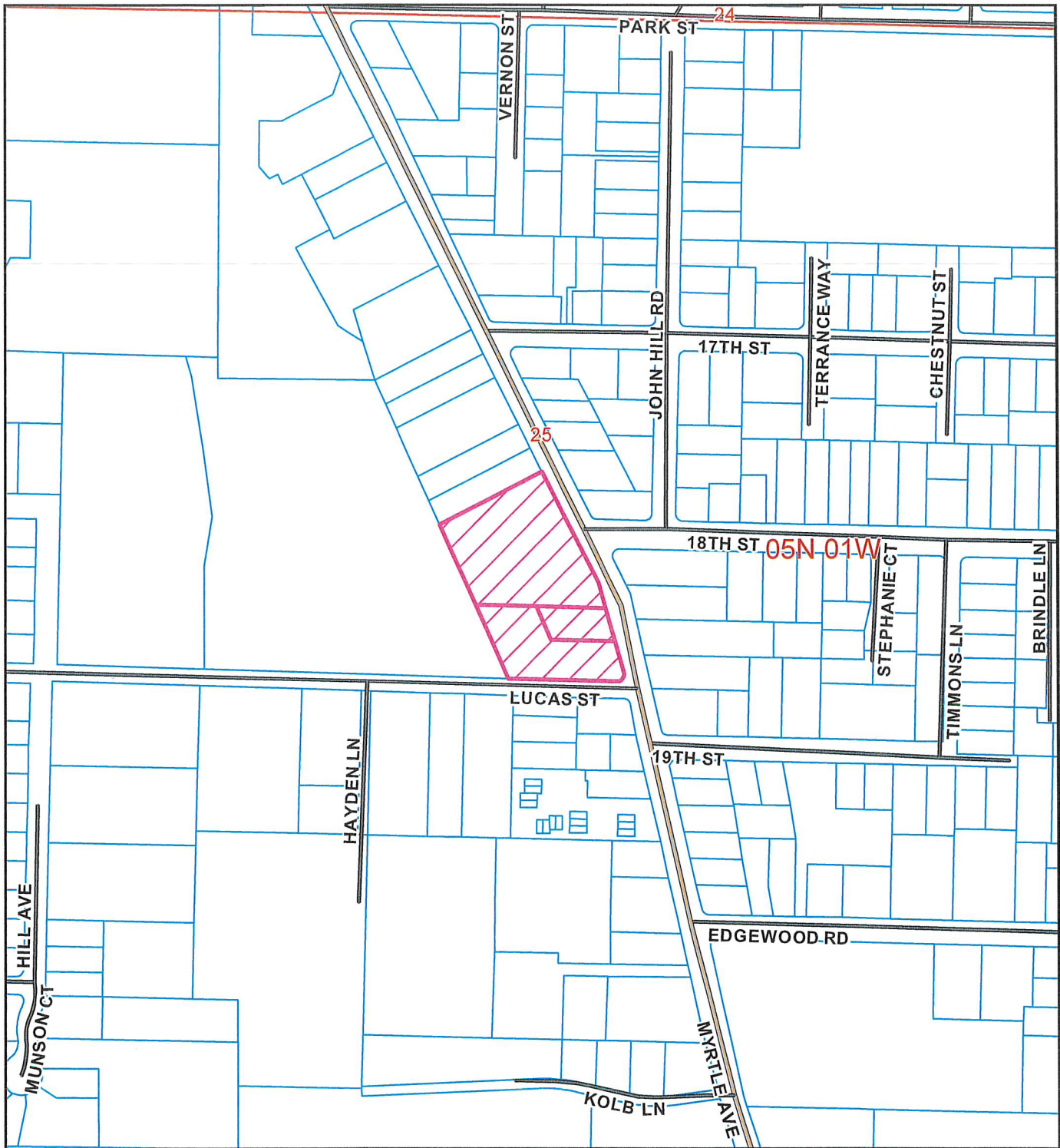
Adopted after review and consideration of all the evidence on **September 15, 2022**.

The motion was made by COMMISSIONER \_\_\_\_\_ and second by COMMISSIONER \_\_\_\_\_ and the following ROLL CALL vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
DECISION:	

I, John Ford, Secretary 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.

\_\_\_\_\_  
 John Ford, Director  
 Planning and Building Department



**LOCATION MAP**

**PROPOSED J & J FAMILY LLC  
 LOT LINE ADJUSTMENT,  
 ZONE BOUNDARY ADJUSTMENT &  
 CONDITIONAL USE PERMIT**

**EUREKA AREA  
 PLN-2020-16400**

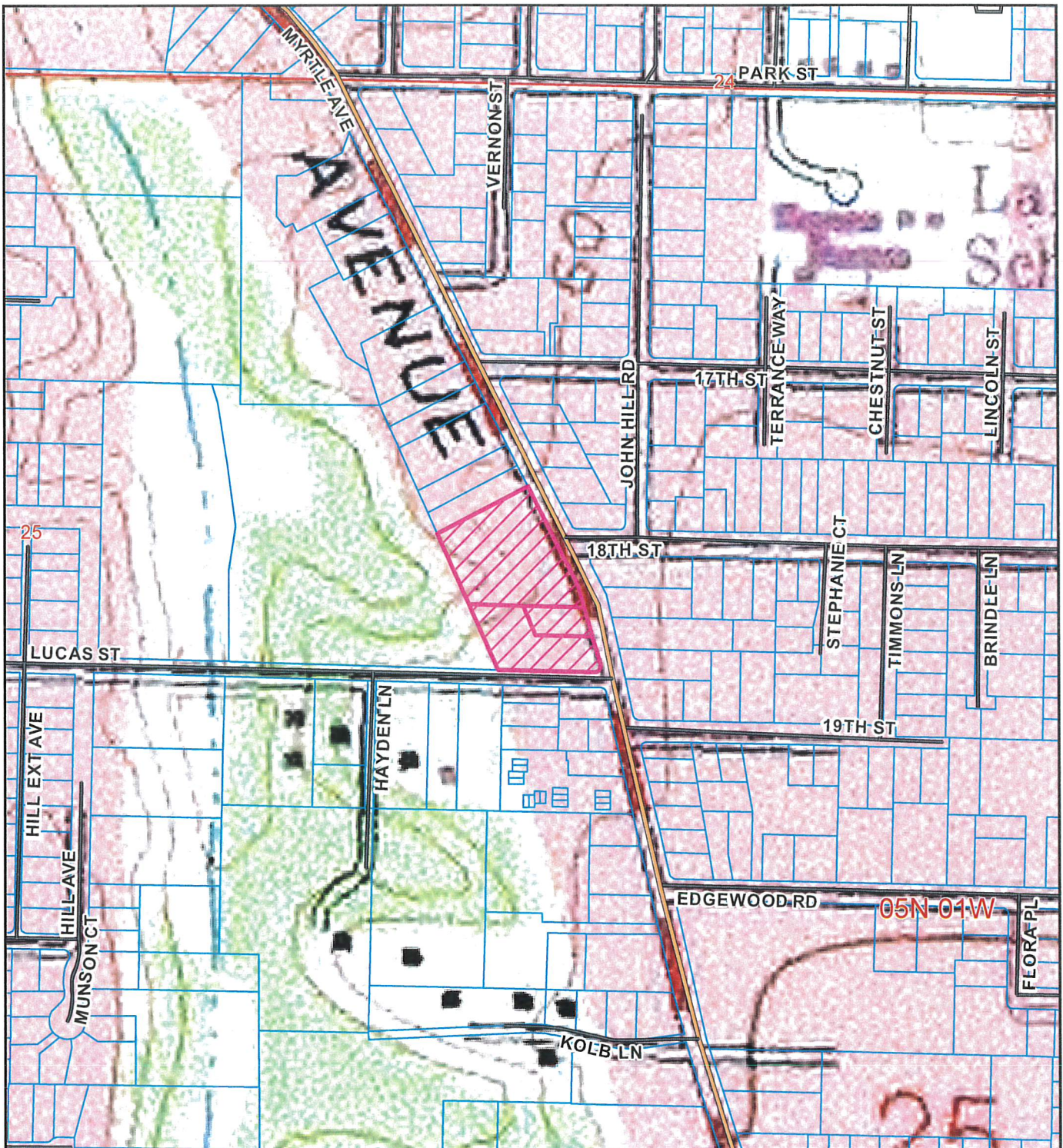
**APN: 015-111-006, -012, -013  
 T5N R1W S25 HB&M (Eureka)**

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 J & J FAMILY LLC  
LOT LINE ADJUSTMENT,  
ZONE BOUNDARY ADJUSTMENT &  
CONDITIONAL USE PERMIT**

**EUREKA AREA**

**PLN-2020-16400**

**APN: 015-111-006, -012, -013**

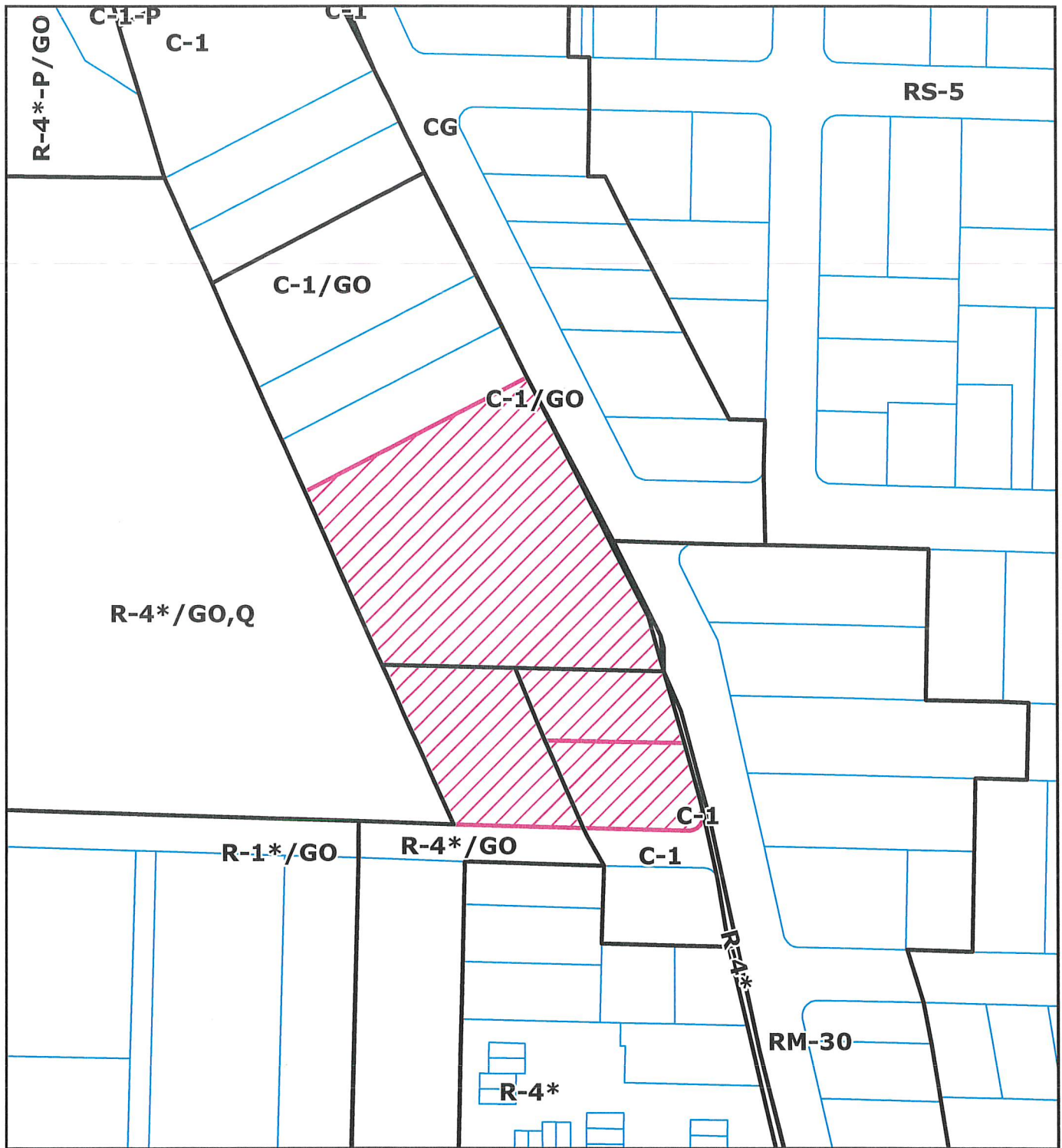
**T5N R1W S25 HB&M (Eureka)**

**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 J & J FAMILY LLC  
LOT LINE ADJUSTMENT,  
ZONE BOUNDARY ADJUSTMENT &  
CONDITIONAL USE PERMIT**

**EUREKA AREA**

**PLN-2020-16400**

**APN: 015-111-006, -012, -013**

**T5N R1W S25 HB&M (Eureka)**

Project Area = 

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







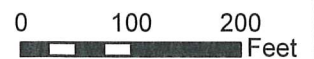
**AERIAL MAP**

**PROPOSED J & J FAMILY LLC  
 LOT LINE ADJUSTMENT,  
 ZONE BOUNDARY ADJUSTMENT &  
 CONDITIONAL USE PERMIT  
 EUREKA AREA  
 PLN-2020-16400**

**APN: 015-111-006, -012, -013  
 T5N R1W S25 HB&M (Eureka)**

**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.





Assessor's Map Bk. 15, Pg. 11  
 County of Humboldt, CA.

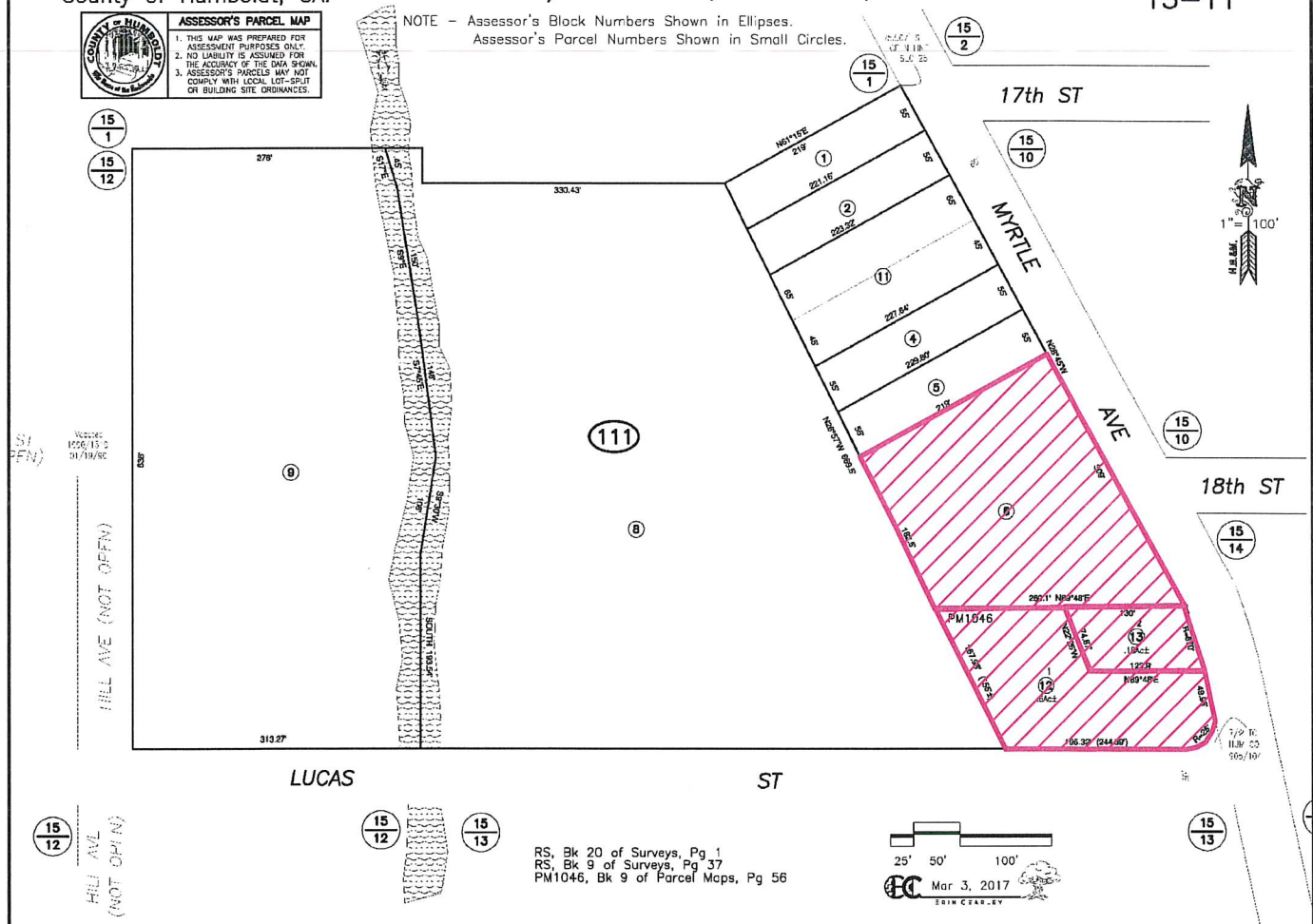
NW1/4 SEC 25, T5N R1W, HB&M

15-11

**ASSessor's PARCEL MAP**

1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Small Circles.



RS, Bk 20 of Surveys, Pg 1  
 RS, Bk 9 of Surveys, Pg 37  
 PM1046, Bk 9 of Parcel Maps, Pg 56

Scale: 25' 50' 100'

Mar 3, 2017

ERIC CHASE, CIVIL ENGINEER

**ASSESSOR PARCEL MAP**  
**PROPOSED J & J FAMILY LLC**  
**LOT LINE ADJUSTMENT,**  
**ZONE BOUNDARY ADJUSTMENT &**  
**CONDITIONAL USE PERMIT**

Project Area = 

**EUREKA AREA**  
**PLN-2020-16400**  
**APN: 015-111-006, -012, -013**  
**T5N R1W S25 HB&M (Eureka)**

MAP NOT TO SCALE

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





## ATTACHMENT 1A

### RECOMMENDED CONDITIONS OF APPROVAL

#### APPROVAL OF THE CONDITIONAL USE PERMIT ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED FOR THE LIFE OF THE PROJECT

##### A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time-and-materials basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning and Building Department, 3015 H Street, Eureka.
3. The applicant is responsible for completing and implementing all mitigation measures outlined within the Mitigation Monitoring & Reporting Program (MMRP) which shall be completed as required within the MMRP and shall the applicant/developer/responsible party shall provide all reporting as required in the MMRP.
4. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
  - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
  - b. A Preliminary Title Report regarding ownership of parcels involved. The title report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
  - c. A completed "Notice of Lot Line Adjustment and Certificate of Compliance" form for each parcel.
  - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$427.00 per notice plus \$292.00 for each additional legal description plus applicable recordation fees).
5. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$75.00 per parcel) as required by the County Assessor shall be paid to the Humboldt County Planning Department, 3015 "H" Street, Eureka. The check shall be made payable to the "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
6. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
7. Applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the Notice of Lot Line Adjustment to satisfy this condition. Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes,

the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building permit or other grant of authority to develop the subject properties.

8. The applicant shall abide by the recommendations in the Humboldt Community Services District (HCSD) referral letter dated November 4, 2020 which states:
  - a. GENERAL:
    - i. Water and sewer service for proposed project is available upon payment of applicable fees.
    - ii. Any existing water and sewer services that will not be utilized for this project shall be abandoned per HCSD Standards at applicant's expense.
    - iii. Any needed relocation of existing water and sewer facilities shall be at applicant's expense.
    - iv. Water and sewer services shall not be located in a driveway.
    - v. Applicant shall provide a plumbing fixture unit count of the existing onsite structures to HCSD.
  - b. SEWER:
    - i. Prior to any structures being removed or relocated, they are required to be disconnected from the public sewer system. This disconnection is required to be inspected by this office.
    - ii. Any new sewer connection is required to be installed per HCSD code and be inspected by this office.
    - iii. A sewer lateral clean-out is required to be installed per HCSD code and be inspected by this office.
  - c. WATER:
    - i. A privately owned, maintained, and accessible water shutoff valve is required directly behind the water meter service (behind sidewalk) per HCSD Standards on the existing water services that will remain.
    - ii. Any required fire sprinkler plans are to be submitted to the HCSD.
9. The applicant shall submit a check to the Planning Division payable to the Humboldt County Clerk/Recorder in the amount of \$2,598.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the CDFW fee plus the \$50 document handling fee to the Clerk. This fee is effective through December 31, 2021, at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact CDFW by phone at (916) 651-0603 or through the CDFW website at [www.wildlife.ca.gov](http://www.wildlife.ca.gov) for a determination stating the project will have no effect on fish and wildlife. If CDFW concurs, a form will be provided exempting the project from the \$2,598.00 fee payment requirement. In this instance, only a copy of the CDFW form and the \$50.00 handling fee is required.



**ATTACHMENT 1B**

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST:**

**Mitigation Measure BIO-1: Avoidance and protection measures for special-status species.** The county shall implement the following measures to ensure no significant impacts on special-status species on the site.

**BIO-1a:** Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified botanist conduct seasonally appropriate botanical surveys throughout the project parcels to evaluate the presence of special-status plant species. The protocol shall follow CDFW guidelines (California Department of Fish and Wildlife 2018<sup>1</sup>). Any populations of special-status plant species found on the project site shall be avoided, no impact or mitigation is allowed. The population shall be flagged for avoidance and coordination with CDFW staff will be required prior to site development to protect any special-status plants species found on the site.

**BIO-1b:** Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified biologist conduct red-legged frog amphibian surveys throughout the project parcels to evaluate the presence of red-legged frog. The protocol shall follow USFWS guidance (U.S. Fish and Wildlife Service 2005<sup>2</sup>). Any individuals found on the project site shall be avoided and construction activities halted until the individual can be corralled toward the wetland habitat to the west. Handling or harassment (i.e., take), may not take place during the survey activities or construction. Take may only be authorized via Section 7 or Section 10 of FESA. Typically, take associated with survey activities is authorized via issuance of Section 10(a)(1)(A) permits.

<b>Implementation Time Frame</b>	<b>Monitoring Frequency</b>	<b>Date Verified</b>	<b>To Be Verified By</b>	<b>Compliance Yes   No</b>	<b>Comments / Action Taken</b>
Prior to project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

\* HCP&BD = Humboldt County Planning and Building Department

**Mitigation Measure BIO-2: Avoidance and protection measures for nesting birds.** The County shall implement the following measures to ensure no significant impacts on native migratory bird species:

1. If vegetation and tree removal occur between March 15 and August 15, the County shall ensure that the applicant has a qualified wildlife biologist conduct preconstruction surveys within the vicinity of the impact area, to check for nesting activity of native birds and to evaluate the site for special-status bird species such as red-tailed hawk, red-shouldered hawk, and American kestrel. The biologist shall conduct a minimum of one preconstruction survey within the 7-day

<sup>1</sup> Available at:  
<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjnzqvWy-L5AhUKEmIAHRTbAsQQFnoECBoQAQ&url=https%3A%2F%2Fnm.fcg.ca.gov%2FfileHandler.ashx%3FdocumentID%3D18959&usq=AOvVaw334hC1OBtDvKl-8jy1TF1j>

<sup>2</sup> Available at:  
<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjnuMjwy-L5AhXIFFkFHXicA9wQFnoECBUQAQ&url=https%3A%2F%2Fecos.fws.gov%2Fipac%2Fguideline%2Fsurvey%2Fpopulation%2F205%2Foffice%2F11420.pdf&usq=AOvVaw2UoG1ZN8TaYnrwLoeL6Qxh>

period prior to vegetation removal activities. If vegetation removal work lapses for 7 days or longer during the nesting season, a qualified biologist shall conduct a supplemental avian survey before project work is reinitiated.

2. If an active nest is found, the biologist will determine the extent of an appropriate construction-free buffer zone to be established around the nest and/or operational restrictions in consultation with the CDFW. Buffer zones will be delineated with flagging and maintained until any nestlings have fledged or nesting activity has ceased. Buffer sizes would take into account factors such as (1) roadway and other ambient noise levels, (2) distance from the nest to the roadway and distance from the nest to the active construction area, (3) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (4) distance and amount of vegetation or other screening between the construction site and the nest; and (5) sensitivity of individual nesting species and behaviors of the nesting birds.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes   No	Comments / Action Taken
Prior to project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

\* HCP&BD = Humboldt County Planning and Building Department

**Mitigation Measure BIO-3: Light pollution minimization.** The applicant shall implement the following measure to ensure light pollution impacts on the wildlife corridor (Myrtle town gulch) to the west would be minimized.

1. Outdoor lighting along the western portion of the site, as well as lights within the facility that face west, will utilize LEDs with a color temperature less than 3,000 Kelvins. Outdoor lighting fixtures will be fully shielded and downward facing. Additional resources regarding dark sky friendly fixtures and where they can be purchased are available on the International Dark Sky Association webpage (<https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>).

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes   No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted.		HCP&BD*		

\* HCP&BD = Humboldt County Planning and Building Department

**Mitigation Measure BIO-4: Landscaping with native plant species.** The applicant shall implement the following measure to ensure nonnative plant species do not spread into the adjacent Myrtle town gulch or other sensitive habitats.

1. Landscaping around the proposed mini-storage facility shall make use of native plant species that will not pose a risk of invading adjacent wetland habitats.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes   No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

\* HCP&BD = Humboldt County Planning and Building Department

**Mitigation Measure CUL-1: Discovery of cultural resources.** The County of Humboldt shall ensure that if cultural resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic-period sites), the Tribal Historic Preservation Officer and others that the County has on file will be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials that could be encountered include obsidian and chert debitage or formal tools, grinding implements (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic archaeological discoveries may include nineteenth century building foundations, structural remains, or concentrations of artifacts made of glass, ceramics, metal or other materials found in buried pits, wells, or privies.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes   No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

\* HCP&BD = Humboldt County Planning and Building Department

**Mitigation Measure CUL-2: Discovery of human remains.** The County shall ensure that if human remains are discovered during project construction, work would be stopped at the discovery location, within 66 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC 5097). The coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC Section 5097.98.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes   No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

\* HCP&BD = Humboldt County Planning and Building Department

**Mitigation Measure NOI-1: Construction noise.** The County will ensure that the following shall apply to construction noise from tools and equipment:

- a) The operation of tools or equipment used in construction, drilling, repair, alteration, or demolition shall be limited to between the hours of 8 a.m. and 5 p.m. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.
- b) No heavy equipment related construction activities shall be allowed on Sundays or holidays.
- c) All stationary equipment and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes   No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

\* HCP&BD = Humboldt County Planning and Building Department



## ATTACHMENT 2

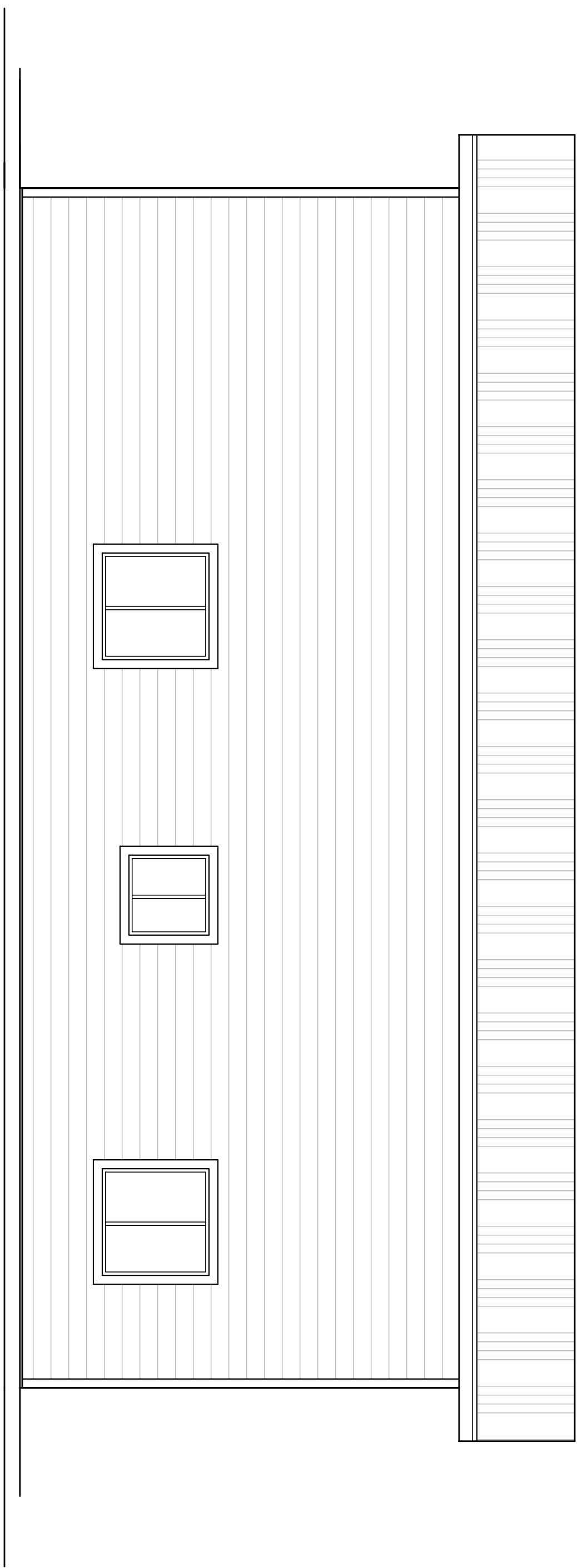
### Applicant's Evidence in Support of the Required Findings

Attachment 2 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 and Building Department:

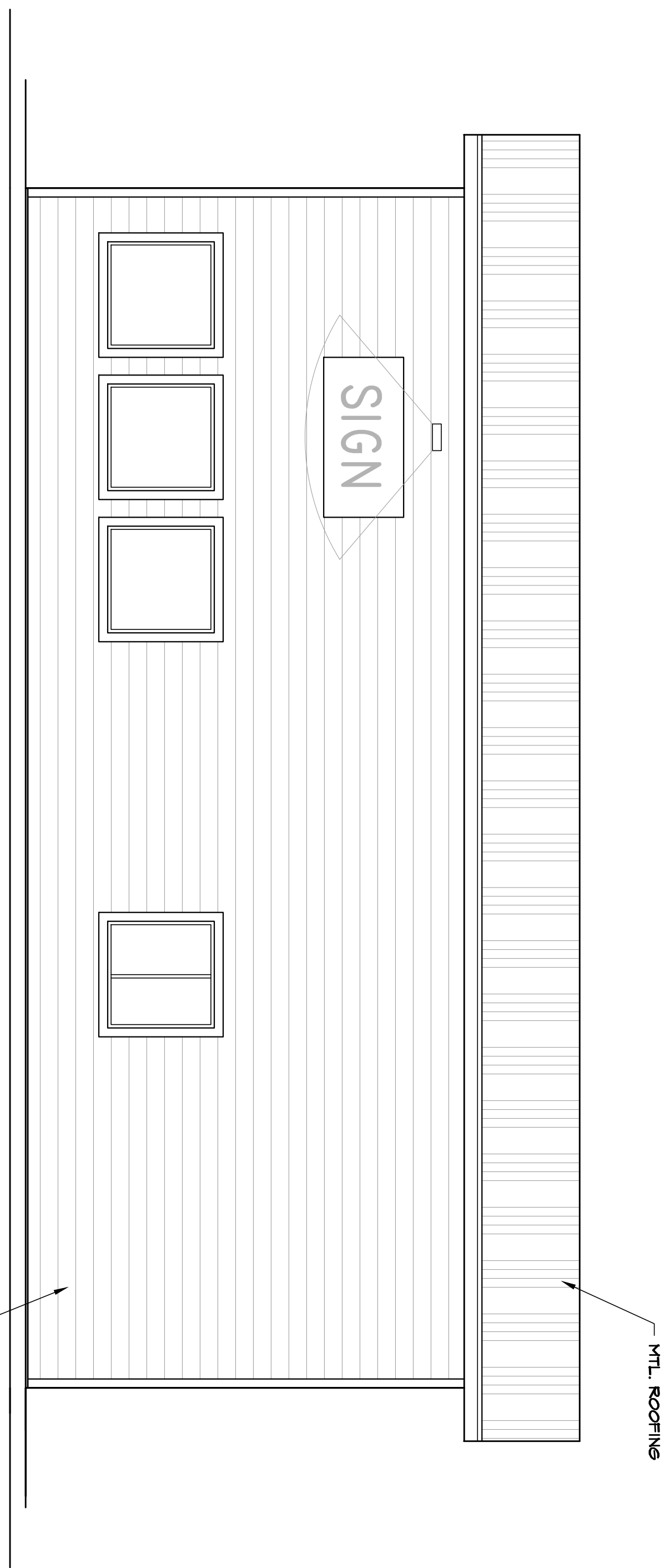
1. The name, contact address, and phone number(s) of the applicant. (**Application form on file**)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (**On file**)
3. Site plan – (**Attached**)
4. SHN 2021 Wetland Delineation Report – (**Attached**)



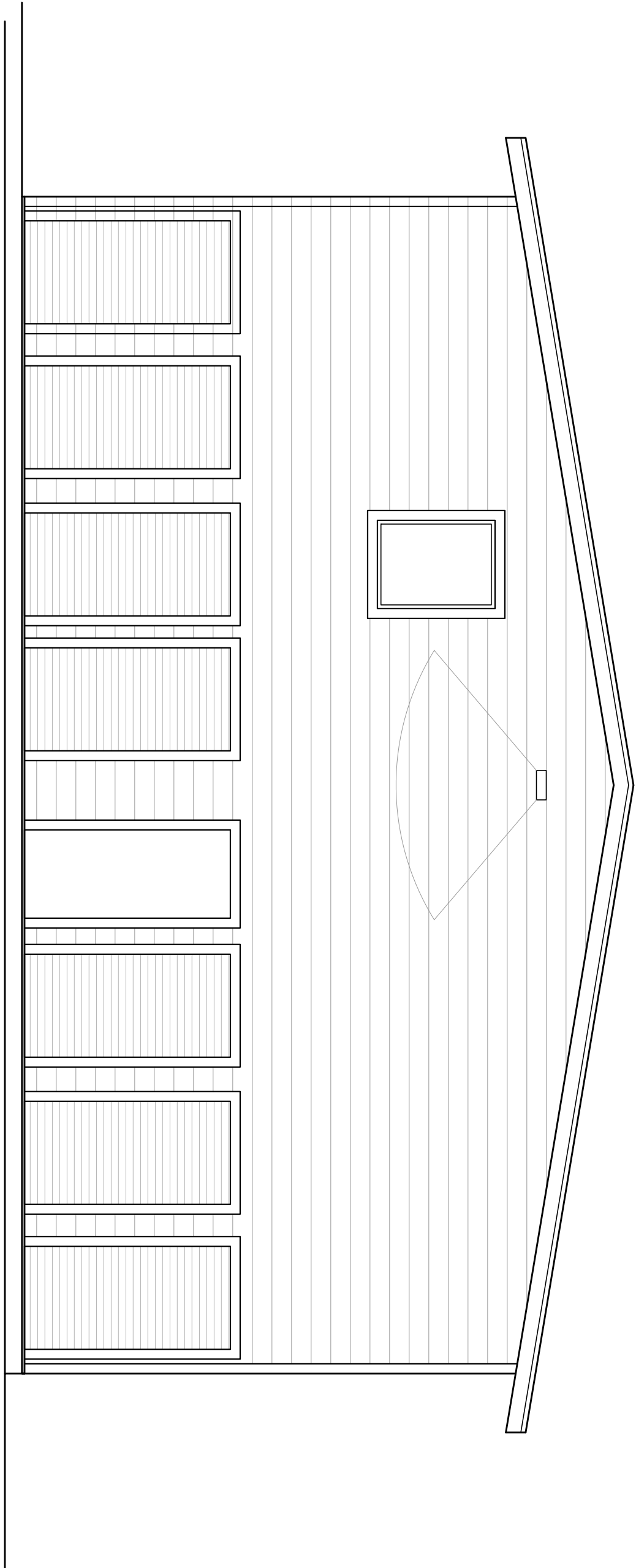




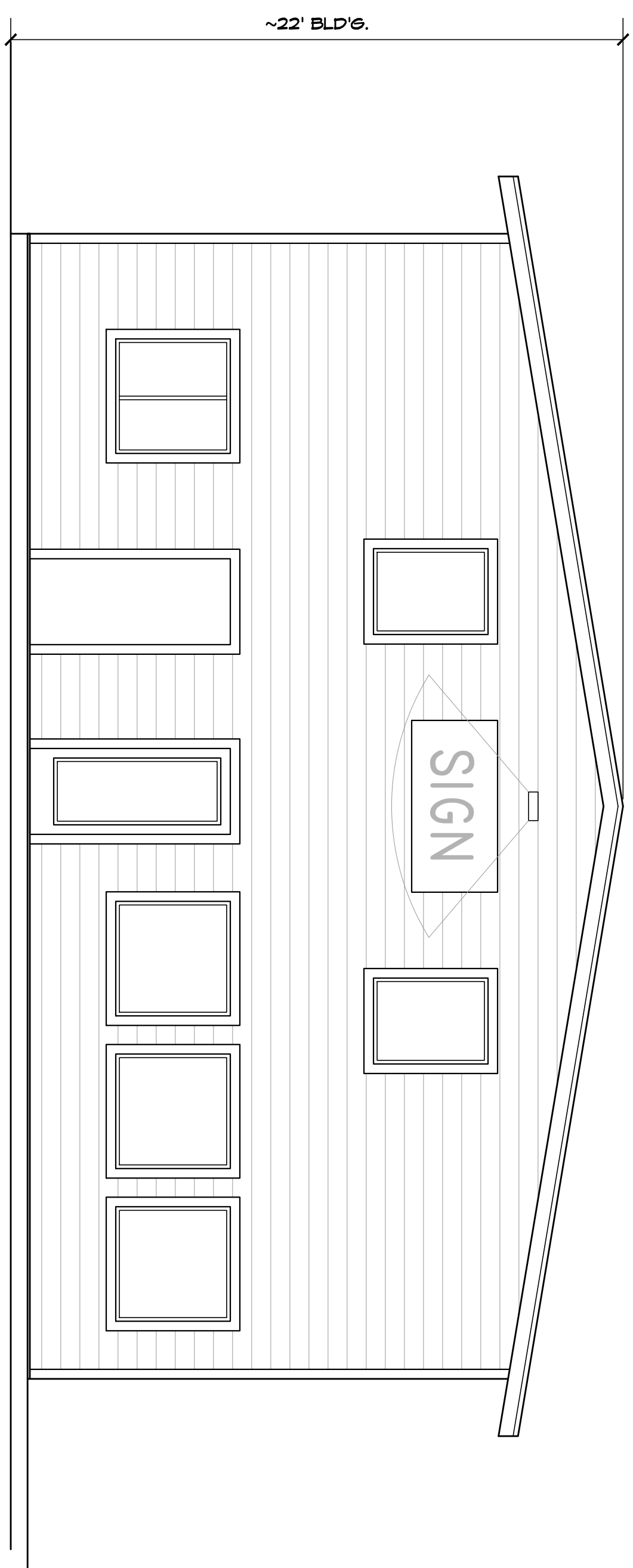
WEST ELEVATION  
1/4"=1'-0"



EAST ELEVATION  
1/4"=1'-0"

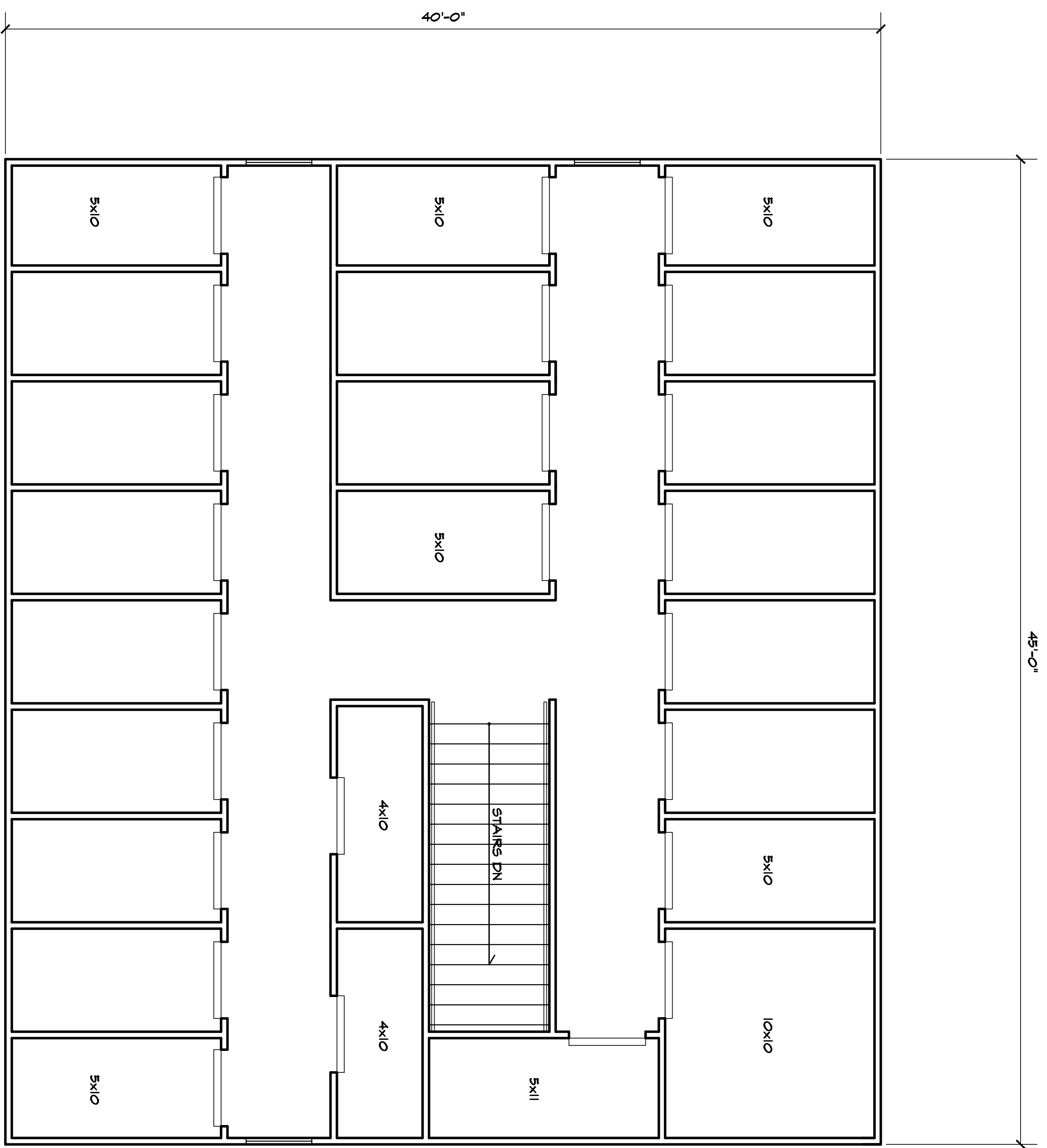


NORTH ELEVATION  
1/4"=1'-0"

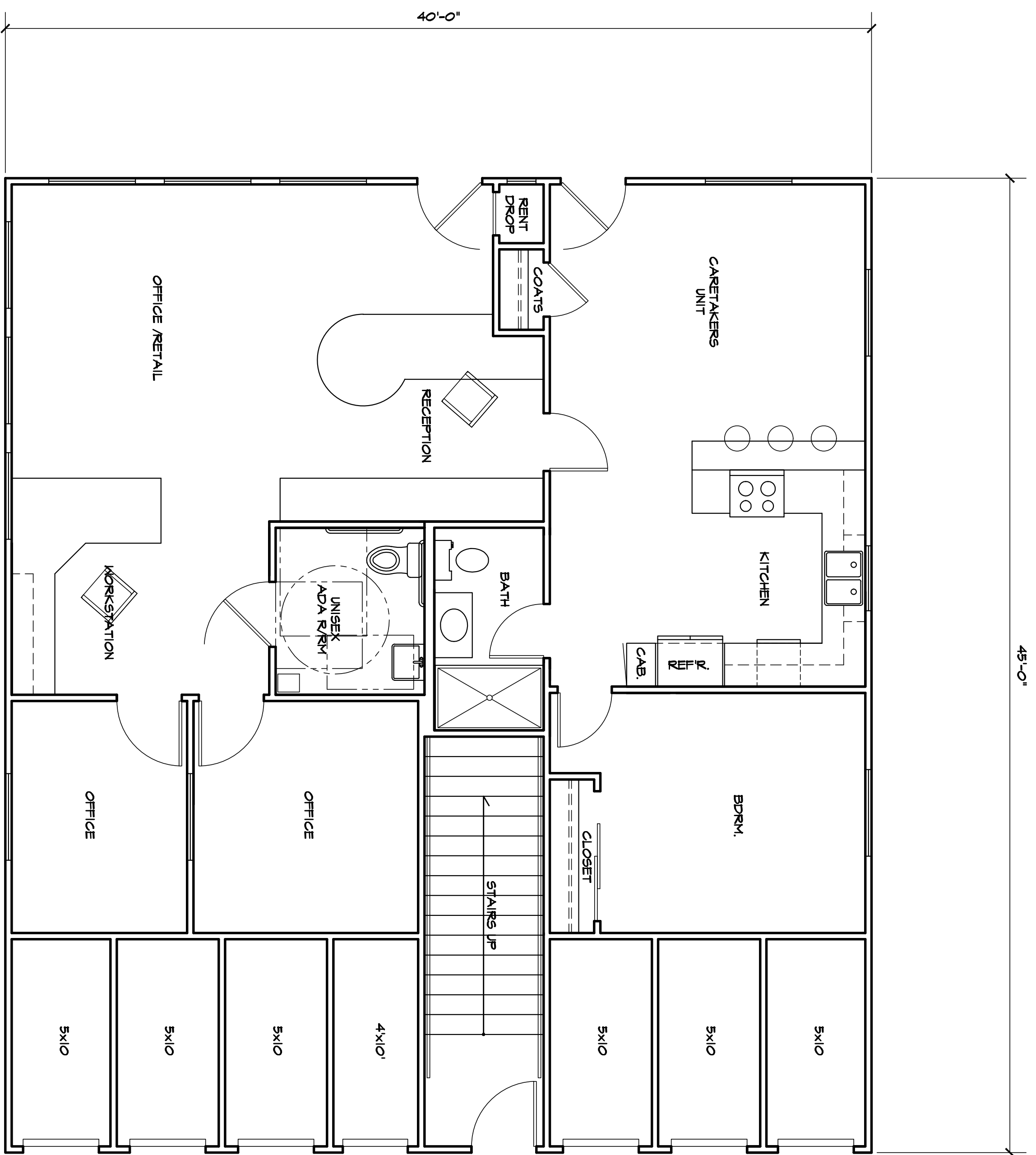


SOUTH ELEVATION  
1/4"=1'-0"


<b>3</b>	<b>PAYE SELF STORAGE FACILITY</b>		<b>Atkins Drafting ~ Sarah J. Atkins</b>		<b>REVISIONS</b> BY
	<b>BUILDING 'A' ELEVATIONS</b>		<b>PO BOX 6572 EUREKA, CA 95502</b>		
Date: MAR. 11, '22		APN 015-111-012			
Scale: AS NOTED		PH. (707) 633-8372			
Design: SJA		EUREKA, CA			
Drawn: SJA		RnS@atkins@sbcglobal.net			
Job:		C/O PACIFIC BUILDERS			
Sheet:		FOR: JIM PAYE			



BUILDING 'A'  
SECOND FLOOR  
1/4" = 1'-0"  
Ref. North

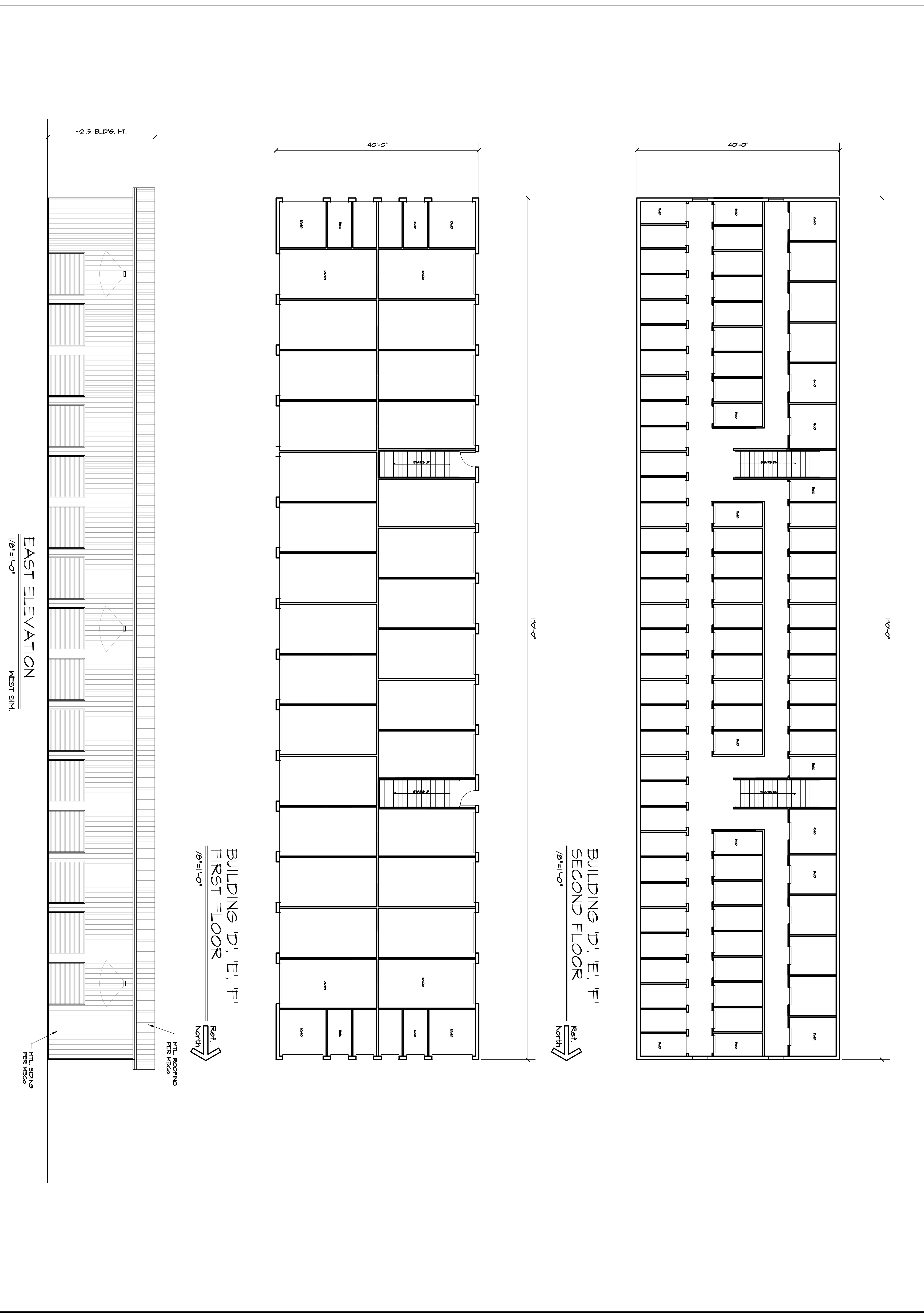



BUILDING 'A'  
FIRST FLOOR  
1/4" = 1'-0"  
Ref. North

<b>4</b>	<p><b>PAYE SELF STORAGE FACILITY</b></p> <p>1850 MYRTLE AVE. EUREKA, CA APN 015-111-012</p> <p><b>BUILDING 'A' FLOOR PLANS</b></p> <p>C/O PACIFIC BUILDERS FOR: JIM PAYE</p>	 <p>Atkins Drafting ~ Sarah J. Atkins PO BOX 6572 EUREKA, CA 95502 PH. (707) 633-8372 RJSatkins@sbcglobal.net</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISIONS</th> <th style="width: 50%;">BY</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISIONS	BY																		
REVISIONS	BY																						



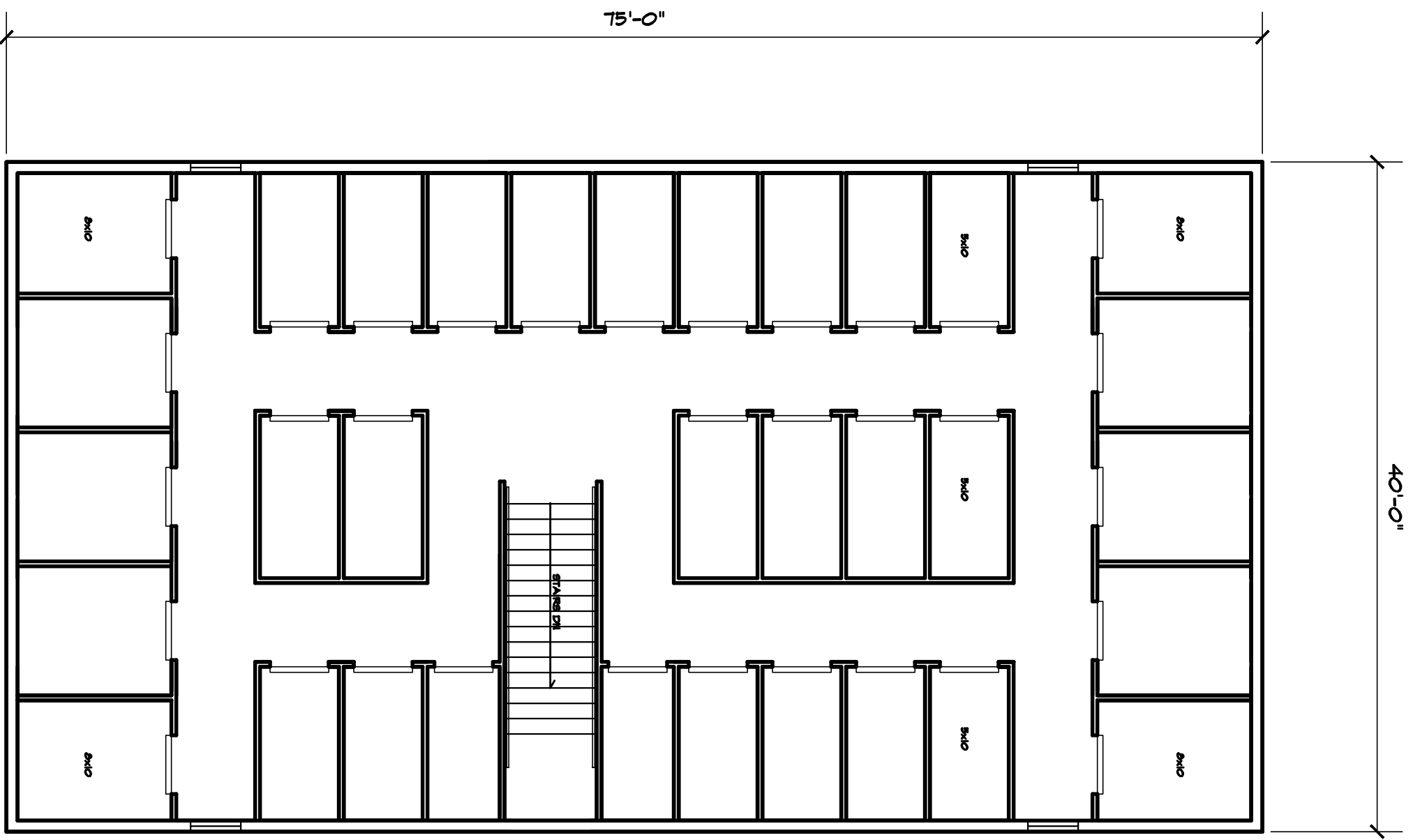




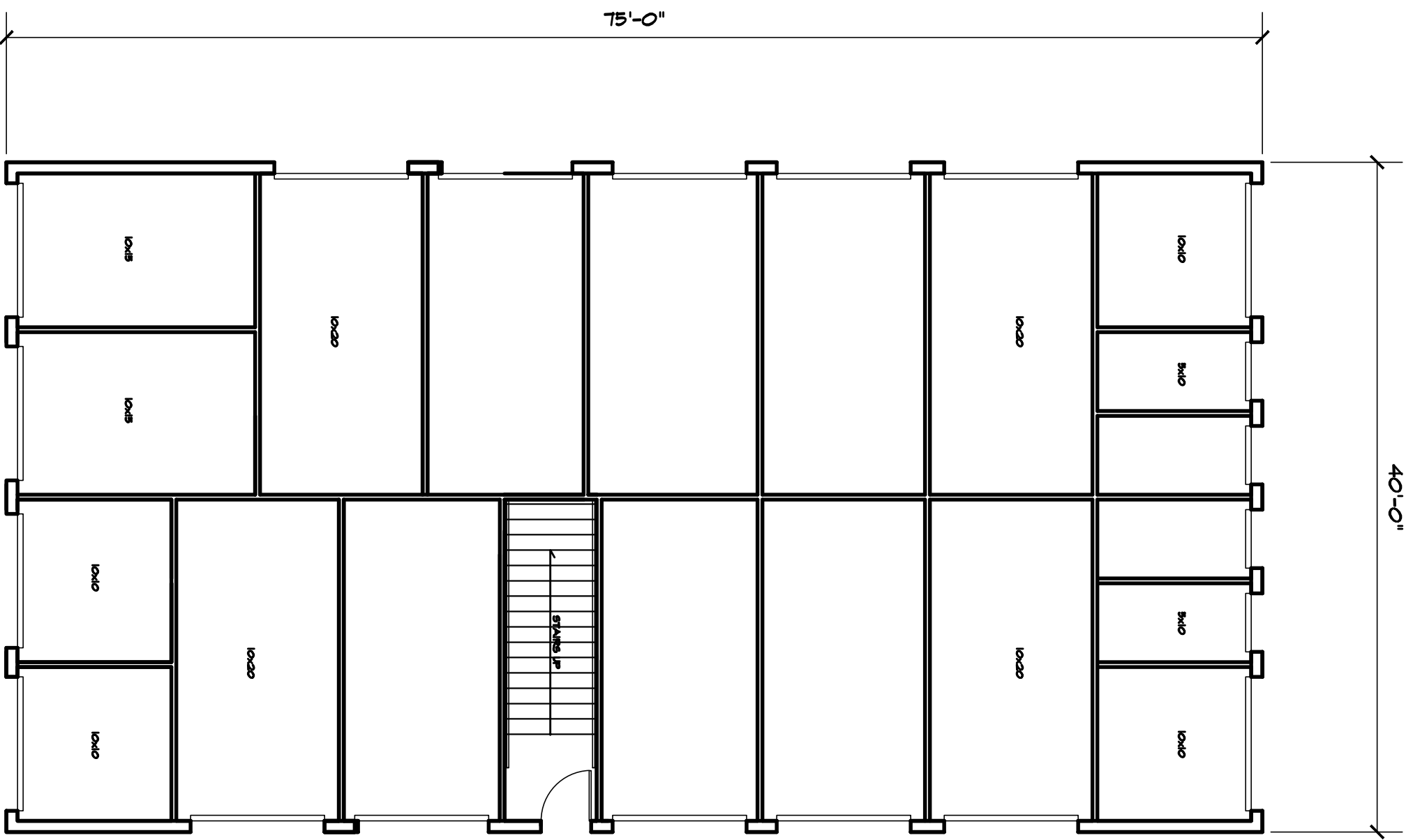
	<p><b>PAYE SELF STORAGE FACILITY</b></p> <p>1850 MYRTLE AVE. EUREKA, CA APN 015-111-012</p> <p><b>BUILDING 'D,E,F' FLOOR &amp; ELEVATIONS</b></p> <p>C/O PACIFIC BUILDERS FOR: JIM PAYE</p>	<p>Atkins Drafting ~ Sarah J. Atkins</p> <p>PO BOX 6572 EUREKA, CA 95502</p> <p>PH. (707) 633-8372 RnSatkins@sbcglobal.net</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 8px;">REVISIONS</th> <th style="font-size: 8px;">BY</th> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </table>	REVISIONS	BY										
REVISIONS	BY														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Sheet</td> <td> </td> </tr> <tr> <td style="width: 10%;">Job</td> <td> </td> </tr> <tr> <td style="width: 10%;">Design</td> <td>SJA</td> </tr> <tr> <td style="width: 10%;">Drawn</td> <td>SJA</td> </tr> <tr> <td style="width: 10%;">Date</td> <td>MAR. 11, '22</td> </tr> <tr> <td style="width: 10%;">Scale</td> <td>AS NOTED</td> </tr> </table>	Sheet		Job		Design	SJA	Drawn	SJA	Date	MAR. 11, '22	Scale	AS NOTED			
Sheet															
Job															
Design	SJA														
Drawn	SJA														
Date	MAR. 11, '22														
Scale	AS NOTED														



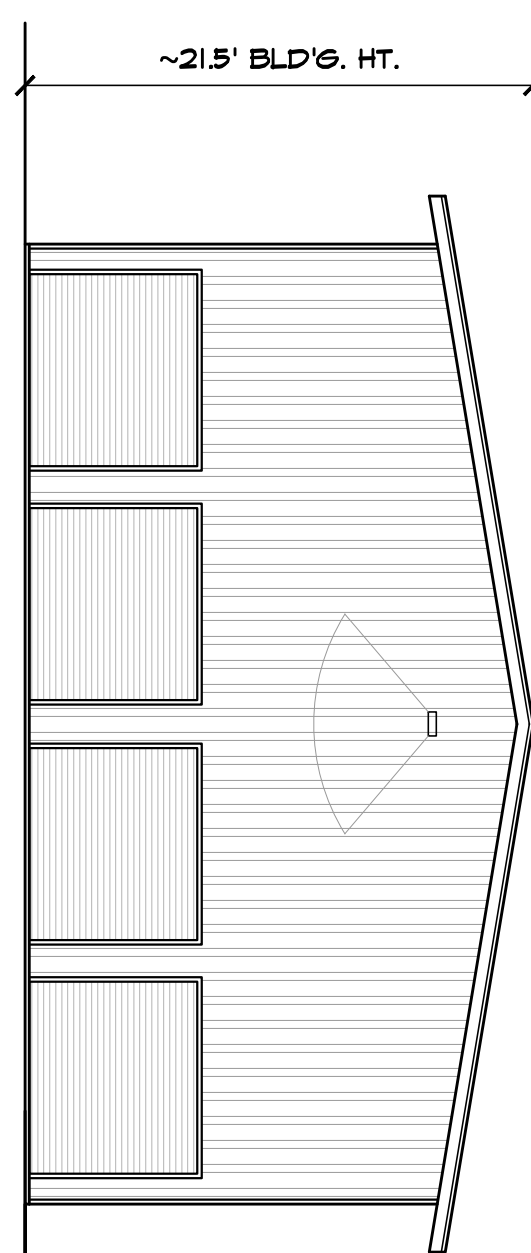




BUILDING 'H'  
SECOND FLOOR  
1/8"=1'-0"  
Ref. North



BUILDING 'H'  
FIRST FLOOR  
1/8"=1'-0"  
Ref. North

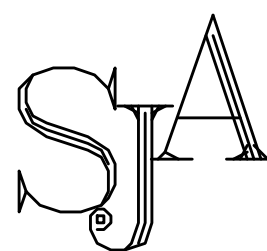


EAST ELEVATION  
1/8"=1'-0"  
WEST SIM.



NORTH ELEVATION  
1/8"=1'-0"  
SOUTH SIM.

**PAYE SELF STORAGE FACILITY**  
1850 MYRTLE AVE. EUREKA, CA APN 015-111-012  
**BUILDING 'H' FLOOR & ELEVATIONS**  
C/O PACIFIC BUILDERS FOR: JIM PAYE



Atkins Drafting ~ Sarah J. Atkins  
PO BOX 6572 EUREKA, CA 95502  
PH. (707) 633-8372 RnS@atkins@sbcglobal.net

REVISIONS	BY

Date	MAR. 11, '22
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	6

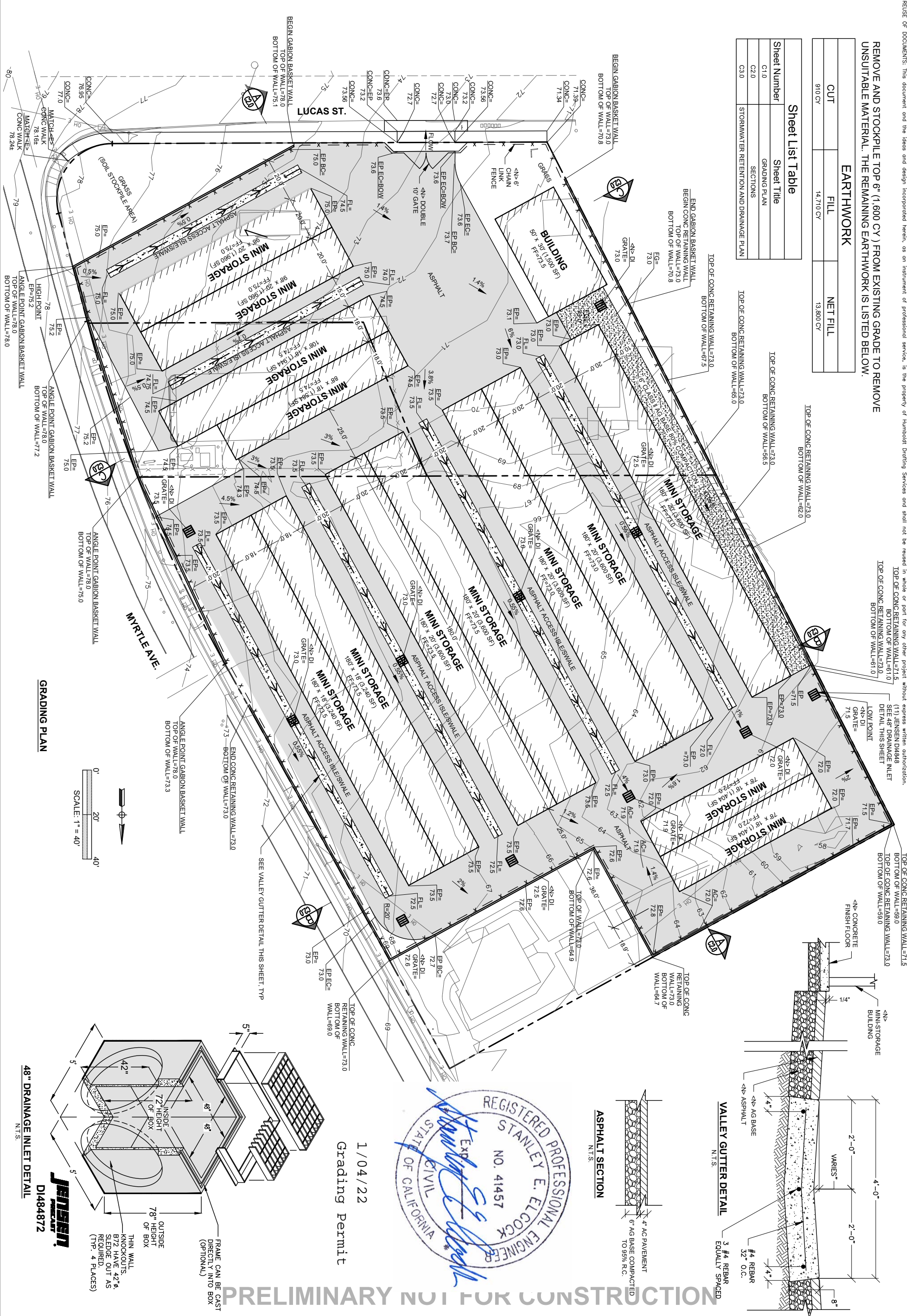
REMOVE AND STOCKPILE TOP 6" (1,600 CY) FROM EXISTING GRADE TO REMOVE UNSUITABLE MATERIAL. THE REMAINING EARTHWORK IS LISTED BELOW.

**EARTHWORK**

CUT	FILL	NET FILL
910 CY	14,710 CY	13,800 CY

**Sheet List Table**

Sheet Number	Sheet Title
C1.0	GRADING PLAN
C2.0	SECTIONS
C3.0	STORMWATER RETENTION AND DRAINAGE PLAN

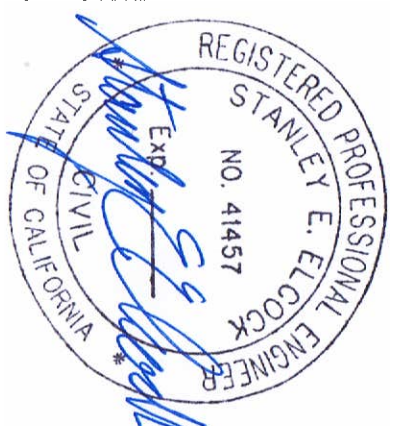


TOP OF CONG. RETAINING WALL=71.5  
 BOTTOM OF WALL=61.0  
 (1) JENSEN D1488  
 SEE 48" DRAINAGE INLET  
 DETAIL THIS SHEET  
 LOW POINT  
 EP=71.5  
 GRATE=71.5

TOP OF CONG. RETAINING WALL=71.5  
 BOTTOM OF WALL=69.0  
 TOP OF CONG. RETAINING WALL=73.0  
 BOTTOM OF WALL=59.0  
 <N> CONCRETE  
 FINISH FLOOR  
 <N> MINI-STORAGE  
 BUILDING  
 4'-0" / 2'-0" / 2'-0" / 8"

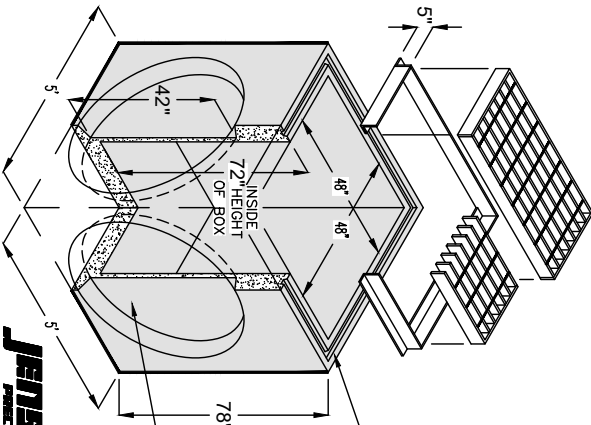
**VALLEY GUTTER DETAIL**  
 N.T.S.

**ASPHALT SECTION**  
 N.T.S.



1/04/22  
 Grading Permit

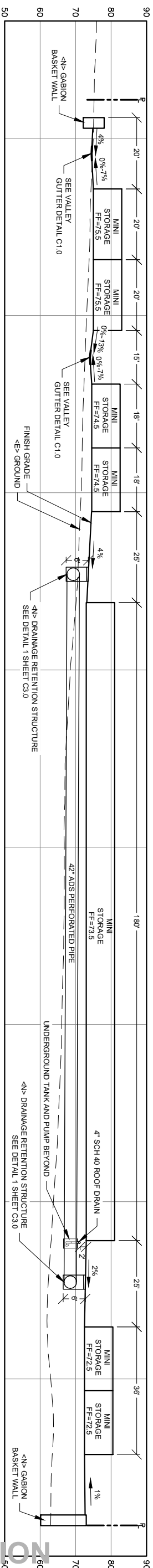
**PRELIMINARY NOT FOR CONSTRUCTION**



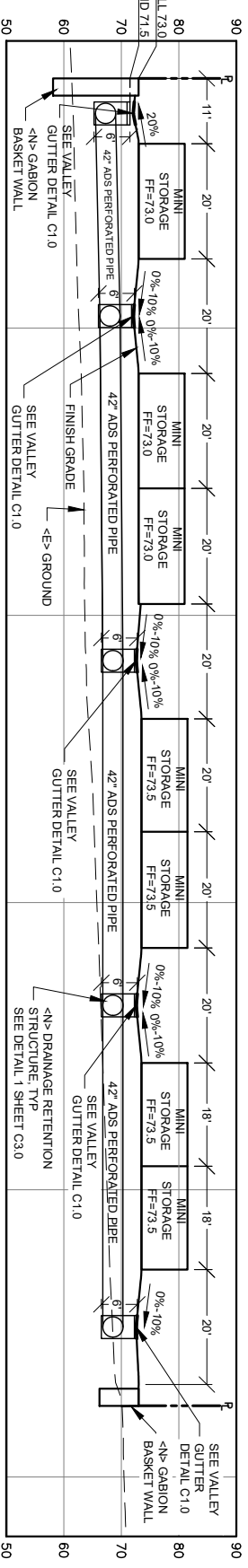
**JENSEN**  
 D1484872

DRAWN: JDB CHECK: SE APPROVED: SE DATE: 7-23-2021 JOB NUMBER: 7.23.2021 SHEET: <b>C1.0</b>	PAYE MINI STORAGE 1850 MYRTLE AVE. EUREKA, CA GRADING PLAN APN: 015-111-012	NO. HISTORY / REVISION BY CHK. DATE	<p>(707) 601-1558 humboldtdraftingservices@gmail.com</p>
	Lucas & Myrtle Mini Storage Center General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit	September 15, 2022	

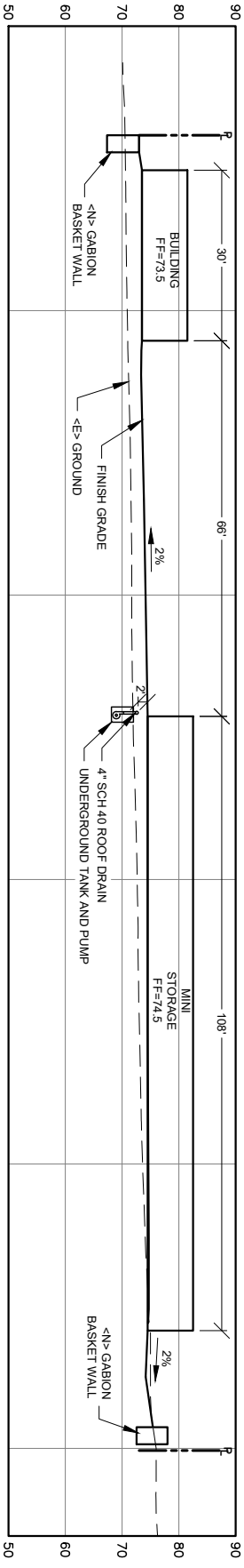




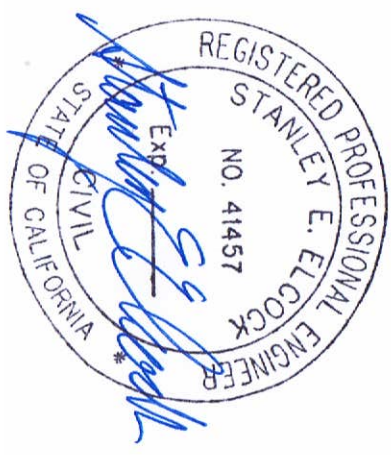
**SECTION A.**  
 SCALE: 1"=30' HORIZ. AND VERT.



**SECTION B.**  
 SCALE: 1"=30' HORIZ. AND VERT.



**SECTION C.**  
 SCALE: 1"=30' HORIZ. AND VERT.



1/04/22  
 Grading Permit

**PRELIMINARY NOT FOR CONSTRUCTION**

NO.	HISTORY / REVISION	BY	CHK.	DATE

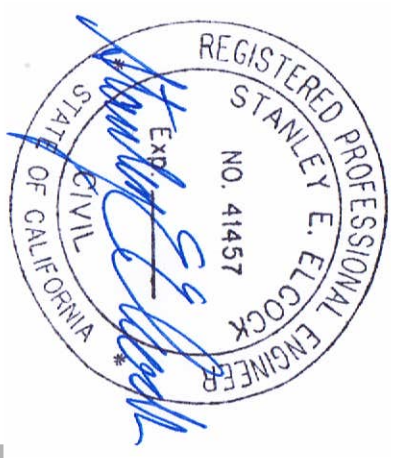
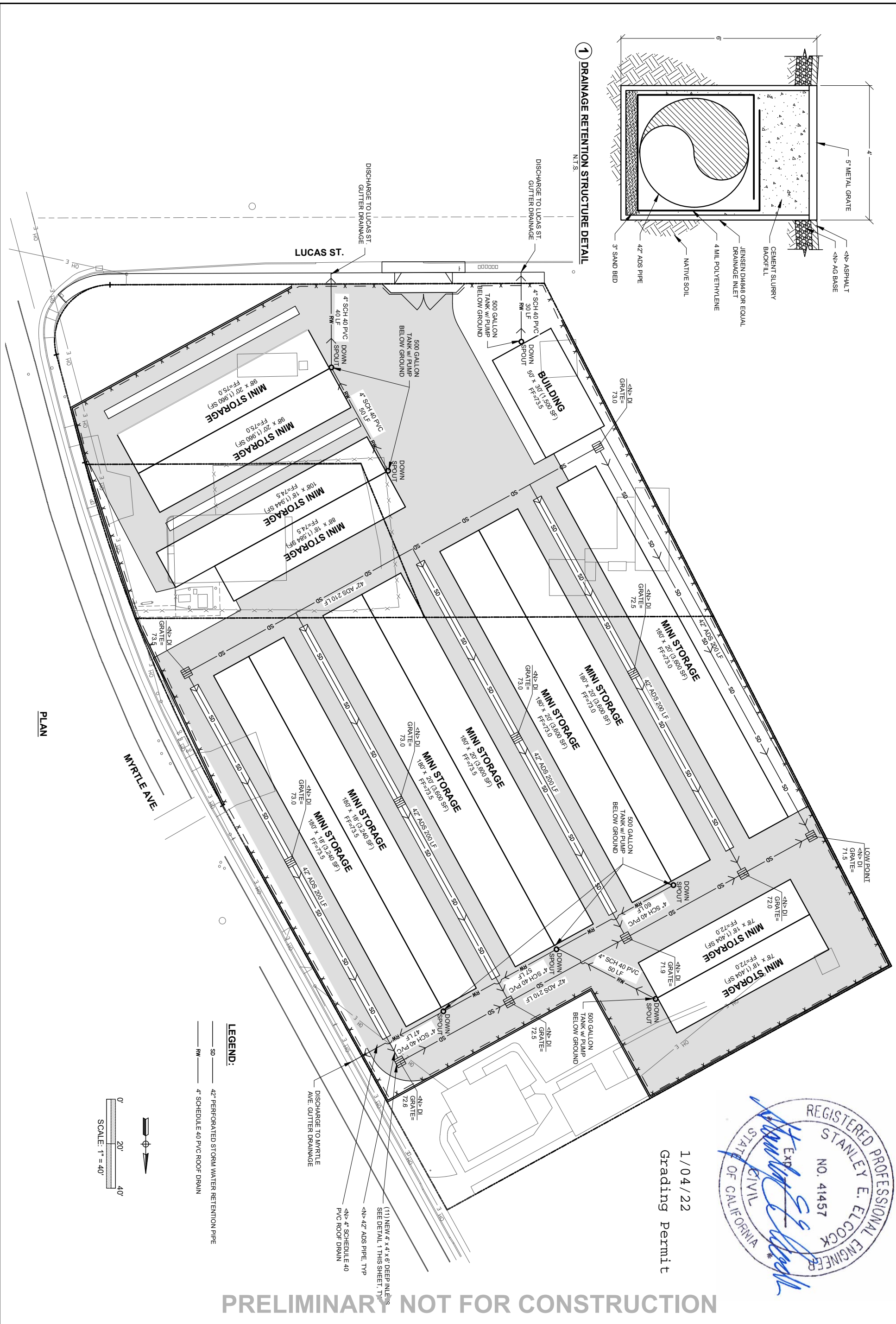
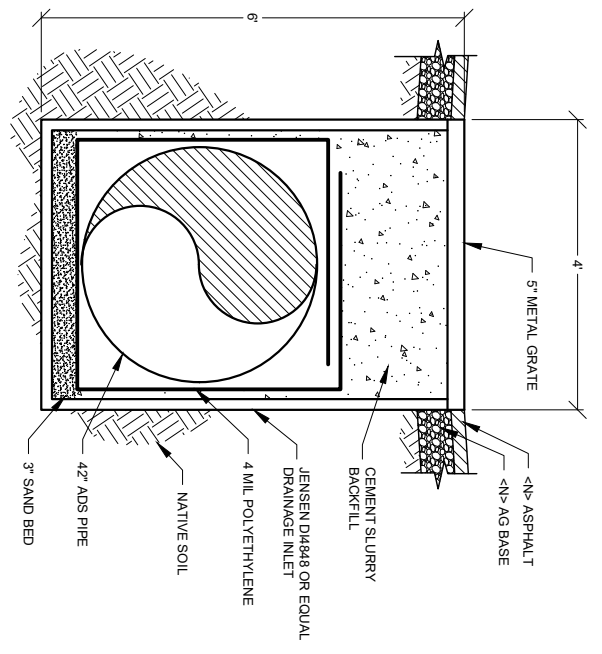


(707) 601-1558 humboldtdraftingservices@gmail.com

PAYE MINI STORAGE  
 1850 MYRTLE AVE. EUREKA, CA  
 SECTIONS  
 APN: 015-111-012

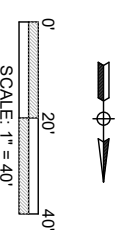
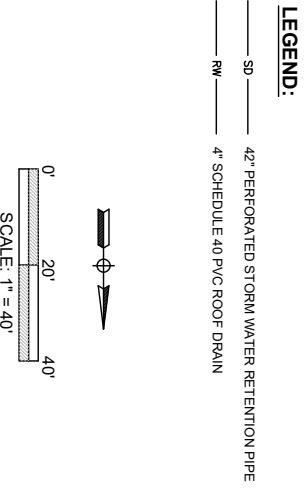
**C2.0**

DRAWN	JDB
CHECK	SE
APPROVED	SE
DATE	7-23-2021
JOB NUMBER	7.23.2021
SHEET	



1/04/22  
 Grading Permit

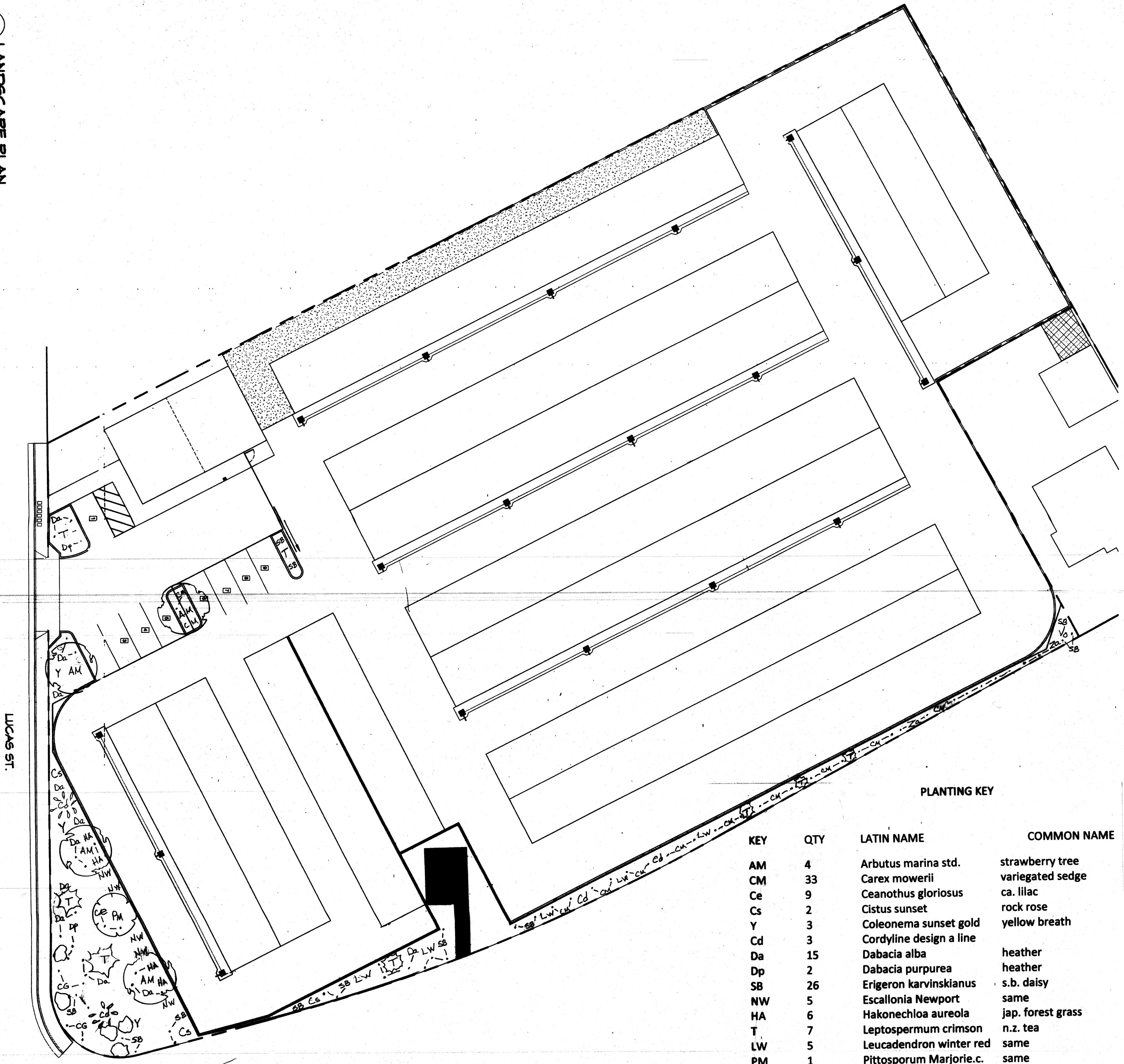
**PRELIMINARY NOT FOR CONSTRUCTION**



DRAWN: JDB CHECK: SE APPROVED: SE DATE: 7-23-2021 JOB NUMBER: 7.23.2021 <b>C3.0</b>	PAYE MINI STORAGE 1850 MYRTLE AVE. EUREKA, CA STORMWATER RETENTION AND DRAINAGE PLAN APN: 015-111-012	NO. HISTORY / REVISION BY CHK. DATE	(707) 601-1558 humboldtdraftingservices@gmail.com
	Lucas & Myrtle Mini Storage Center General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit	September 15, 2022	



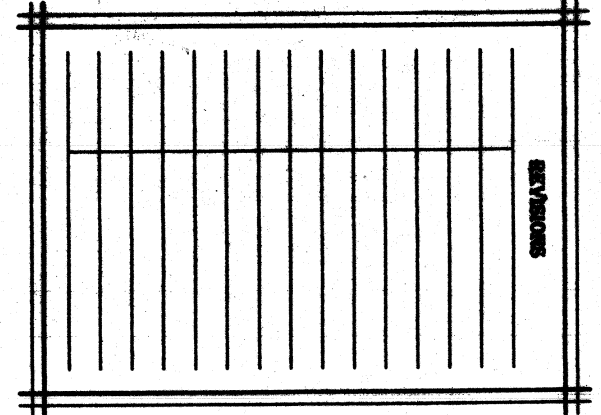
1 LANDSCAPE PLAN  
1" = 20'-0"



PLANTING KEY

KEY	QTY	LATIN NAME	COMMON NAME
AM	4	Arbutus marina std.	strawberry tree
CM	33	Carex mowerii	variegated sedge
Ce	9	Ceanothus gloriosus	ca. lilac
Cs	2	Cistus sunset	rock rose
Y	3	Coleonema sunset gold	yellow breath
Cd	3	Cordyline design a line	
Da	15	Dabacia alba	heather
Dp	2	Dabacia purpurea	heather
SB	26	Erigeron karvinskianus	s.b. daisy
NW	5	Escallonia Newport	same
HA	6	Hakonechloa aureola	jap. forest grass
T	7	Leptospermum crimson	n.z. tea
LW	5	Leucadendron winter red	same
PM	1	Pittosporum Marjorie.c.	same
Vo	1	Vaccinium ovatum	huckleberry
Za	6	Zantherdeschia a.	white calla lily

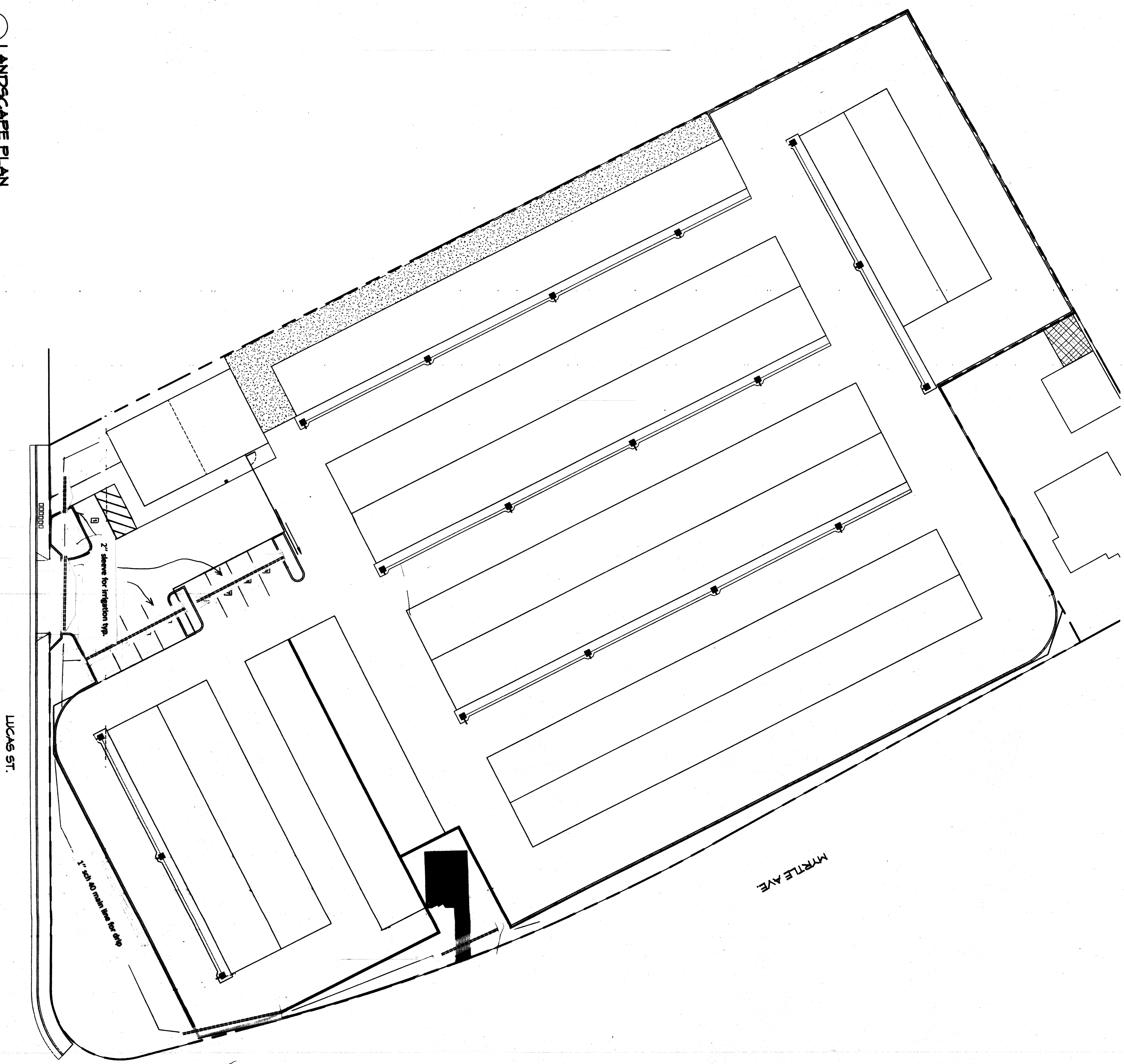
SHEET NUMBER <b>L1.1</b>	<b>JAMES &amp; JUDY PAYE MINI STORAGE</b>	1850 MYRTLE AVE EUREKA, CA 95501 AP# 015-111-012
DATE: 02/23/2021 DRAWN BY: JAMES & JUDY PAYE CHECKED BY: JAMES & JUDY PAYE STORAGE: 1850 MYRTLE AVE	<b>LANDSCAPE PLAN</b>	



Received By: Haile



1 LANDSCAPE PLAN  
1" = 20'-0"



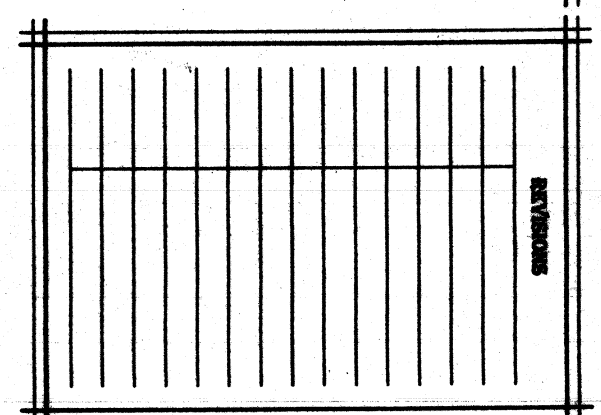
SHEET NUMBER	<b>111</b>
DATE	02/22/21
DRAWN BY	JAMES & JUDY PAYE UNIT STORAGE
CHECKED BY	02/22/21
DATE	02/22/21

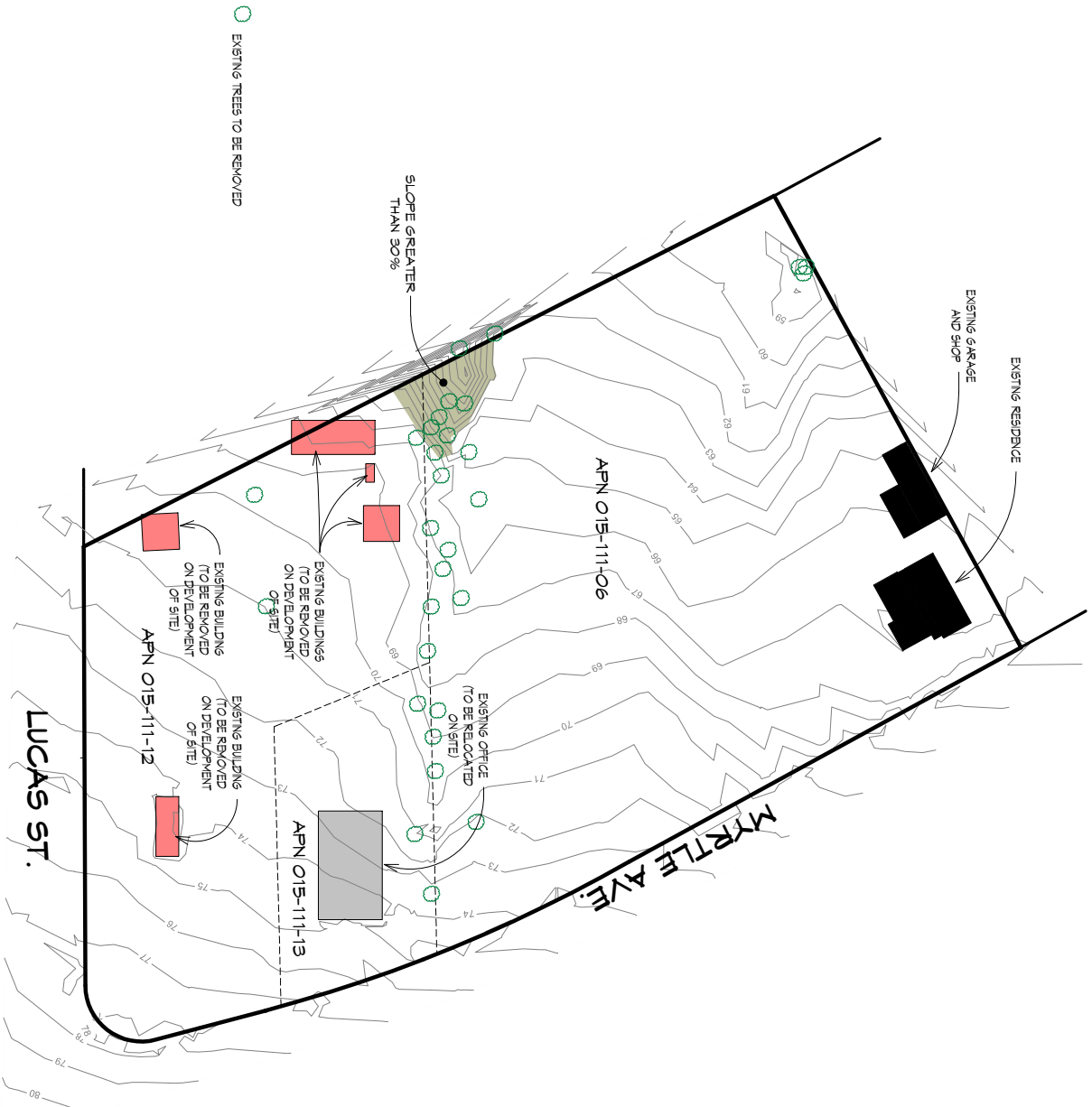
SHEET NAME  
**LANDSCAPE PLAN**

**JAMES & JUDY PAYE  
MINI STORAGE**

1850 MYRTLE AVE  
EUREKA, CA 95501

AP# 015-111-012





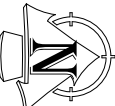
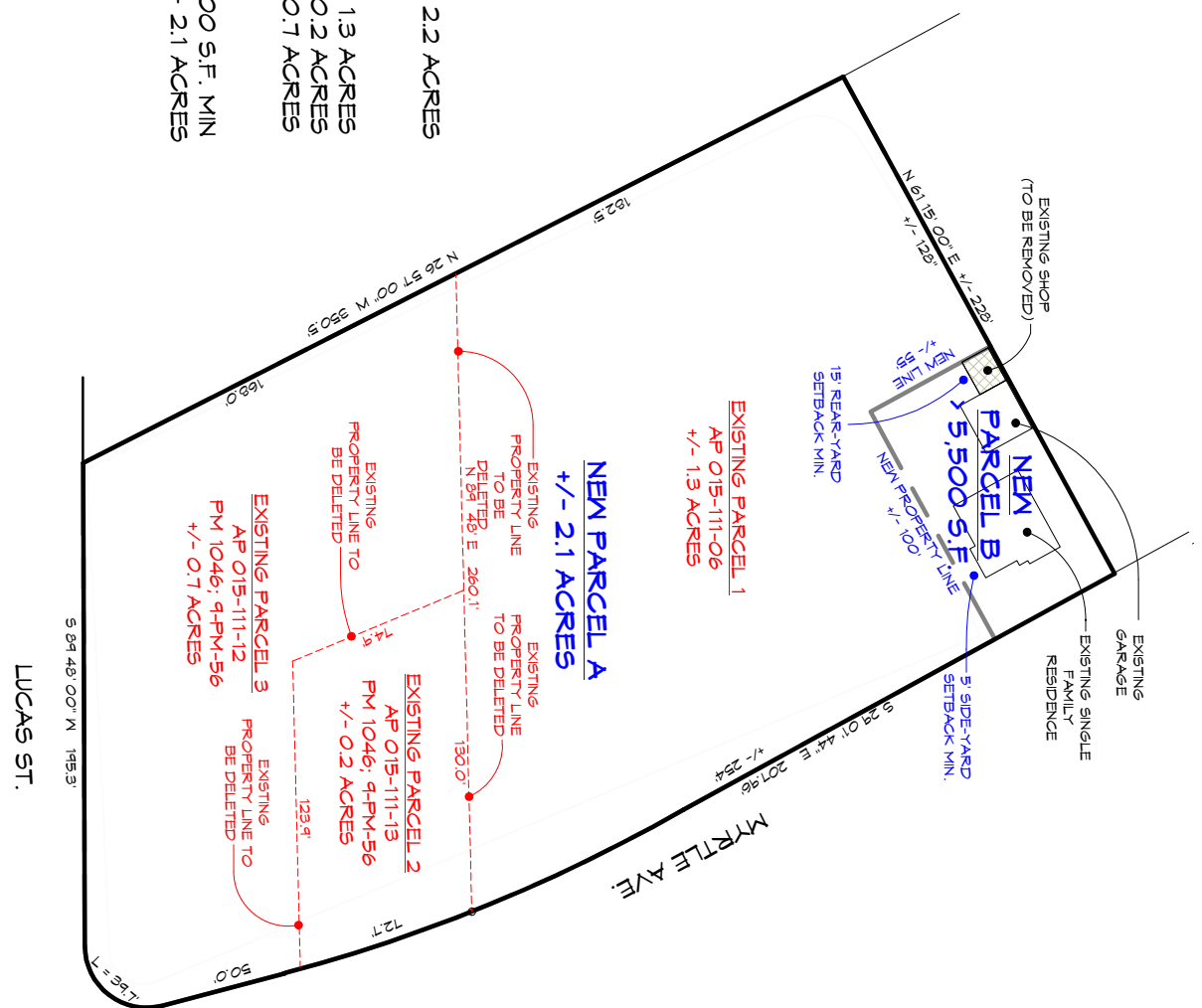
RECEIVED  
10.27.2021

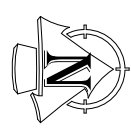
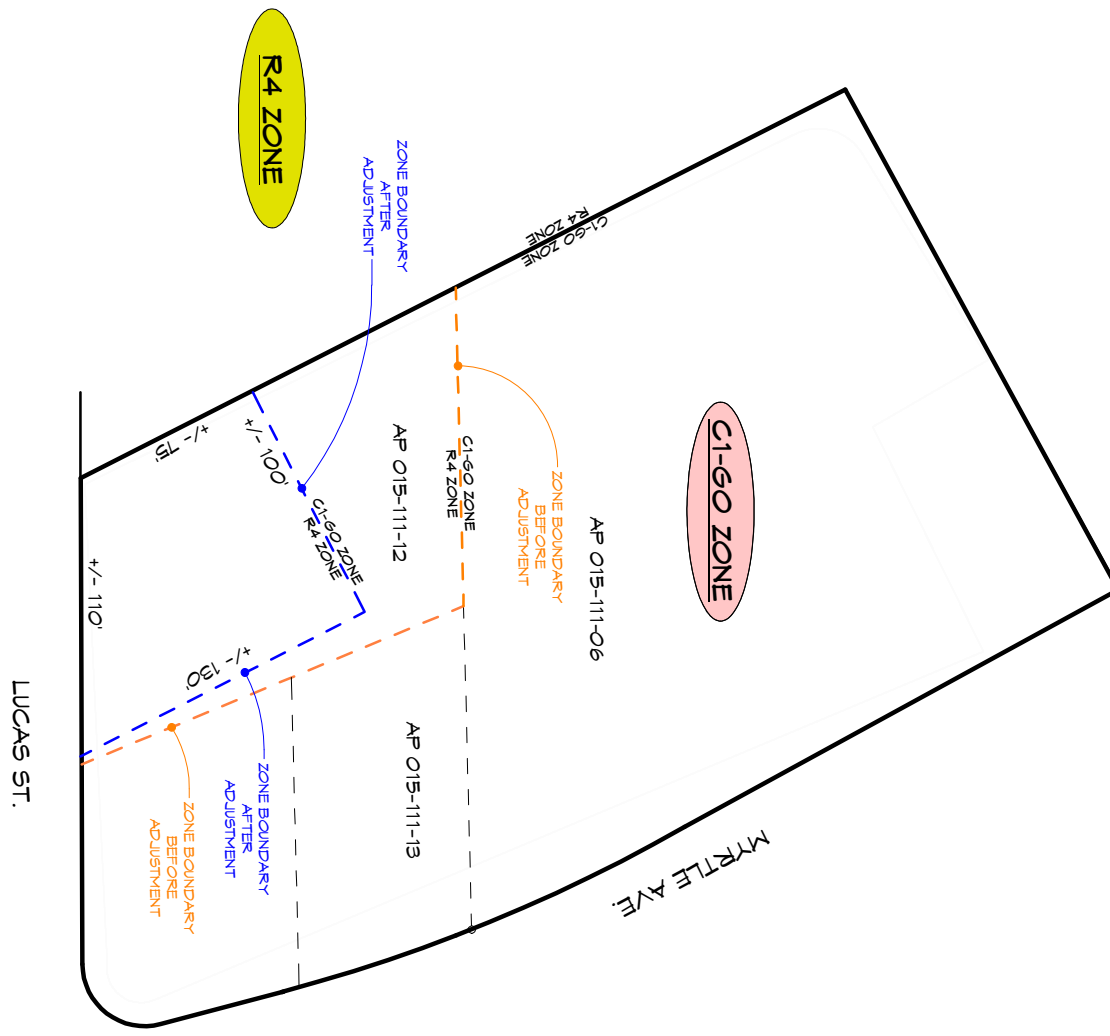


TOTAL AREA..... +/- 2.22 ACRES

EXISTING:  
 PARCEL 1..... +/- 1.3 ACRES  
 PARCEL 2..... +/- 0.2 ACRES  
 PARCEL 3..... +/- 0.7 ACRES

ADJUSTED:  
 PARCEL A..... 5,500 S.F. MIN  
 PARCEL B..... +/- 2.1 ACRES










1

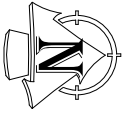
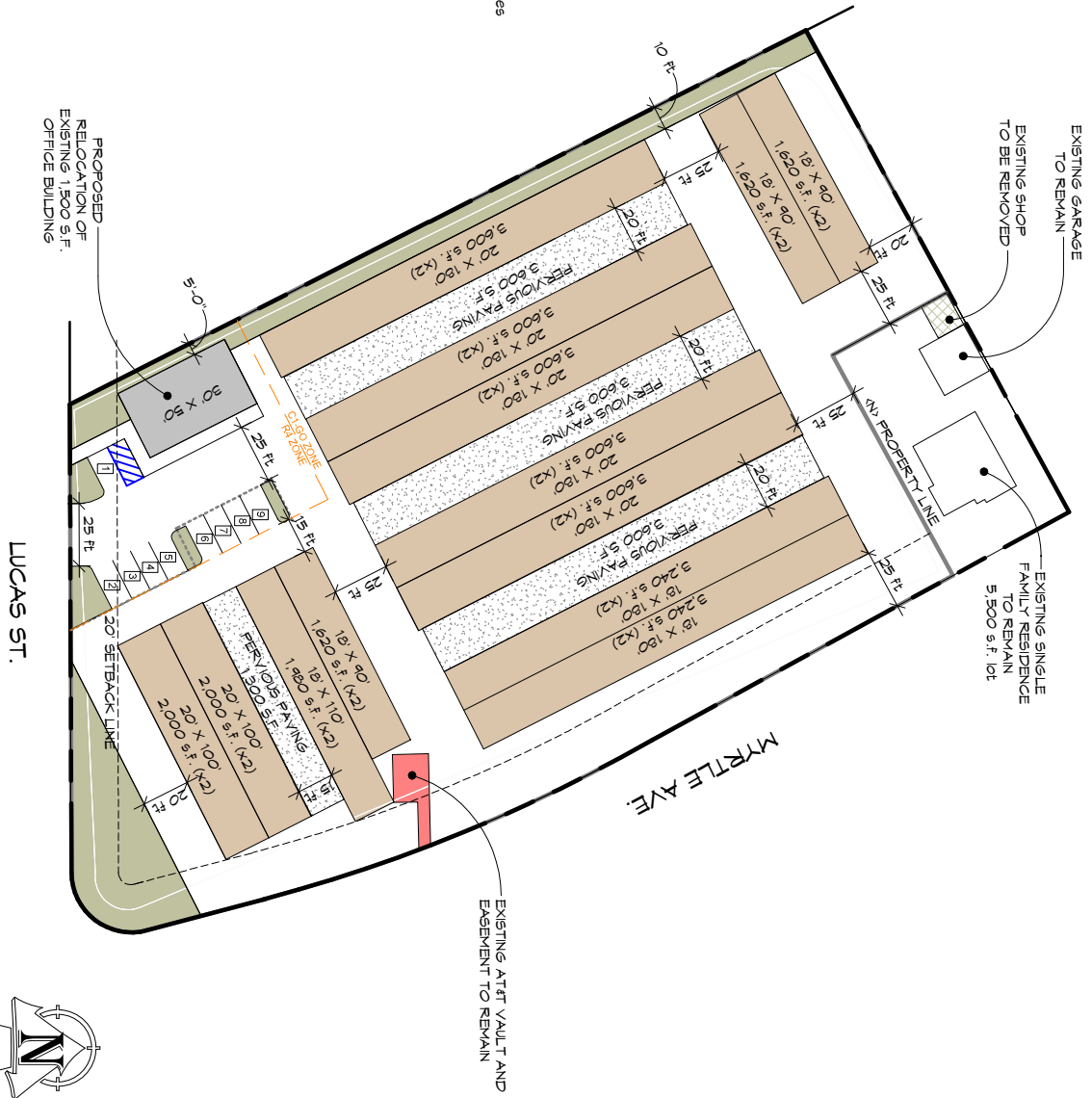
1" = 50'-0"

**PROPOSED SITE PLAN**

-  EXISTING (RELOCATED) BUILDING
-  NEW STORAGE BUILDINGS
-  OPEN AREAS
-  PERVIOUS PAVED AREAS
-  IMPERVIOUS PAVED AREAS

ZONING ..... C-1/60 & R4      Zones

LOT AREA ..... 86,630 S.F.  
 ANV STORAGE FOOTPRINT ..... 35,320 S.F.  
 ANV OFFICE FOOTPRINT ..... 1,500 S.F.  
 TOTAL LOT COVERAGE ..... 36,820 S.F. (43%)  
 TOTAL STORAGE AREA ..... 70,640 S.F.  
 TOTAL OFFICE AREA ..... 1,500 S.F.  
 FAR ..... 93%  
 LANDSCAPED AREA ..... 7,200 S.F.  
 PERVIOUS PAVED AREA ..... 12,100 S.F.  
 IMPERVIOUS PAVED AREA ..... 30,510 S.F.  
 TOTAL OPEN SPACE ..... 44,810 S.F. (51%)



**1 ALTERNATIVE SITE PLAN**  
1" = 50'-0"

①	N> 18' X 40' 2-STORY STORAGE UNIT
②	N> 18' X 40' 2-STORY STORAGE UNIT
③	N> 20' X 30' 2-STORY STORAGE UNIT
④	N> 20' X 30' 2-STORY STORAGE UNIT
⑤	N> 20' X 60' 2-STORY STORAGE UNIT
⑥	N> 20' X 180' 2-STORY STORAGE UNIT
⑦	N> 20' X 180' 2-STORY STORAGE UNIT
⑧	N> 18' X 180' 2-STORY STORAGE UNIT
⑨	N> 18' X 180' 2-STORY STORAGE UNIT
⑩	N> 20' X 20' 2-STORY STORAGE UNIT
⑪	N> 20' X 20' 2-STORY STORAGE UNIT
⑫	N> 20' X 40' 2-STORY STORAGE UNIT
⑬	N> 18' X 40' 2-STORY STORAGE UNIT
⑭	N> 18' X 110' 2-STORY STORAGE UNIT
⑮	N> 20' X 100' 2-STORY STORAGE UNIT
⑯	N> 20' X 100' 2-STORY STORAGE UNIT

- EXISTING (RELOCATED) BUILDING
- NEW STORAGE BUILDINGS
- OPEN AREAS
- PERVIOUS PAVED AREAS
- IMPERVIOUS PAVED AREAS

ZONING ..... C-1/50 & R4

LOT AREA ..... 86,630 S.F.

N> STORAGE FOOTPRINT ..... 29,530 S.F.

E> OFFICE FOOTPRINT ..... 1,500 S.F.

TOTAL LOT COVERAGE ..... 30,030 S.F. (35%)

TOTAL STORAGE AREA ..... 57,040 S.F.

TOTAL OFFICE AREA ..... 1,500 S.F.

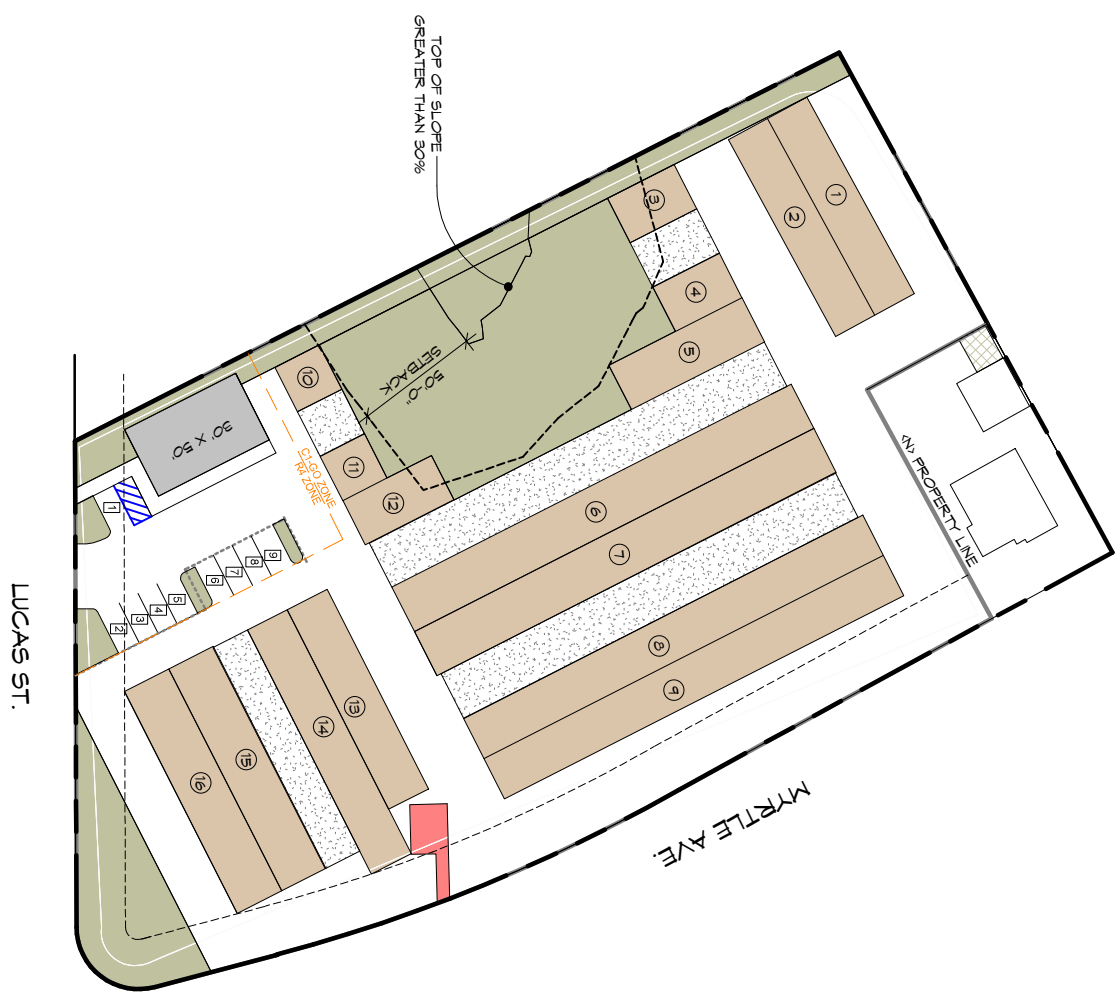
F.A.R. .... 68%

LANDSCAPED AREA ..... 16,570 S.F.

PERVIOUS PAVED AREA ..... 4,100 S.F.

IMPERVIOUS PAVED AREA ..... 30,940 S.F.

TOTAL OPEN SPACE ..... 56,610 S.F. (65%)





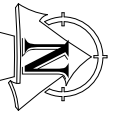
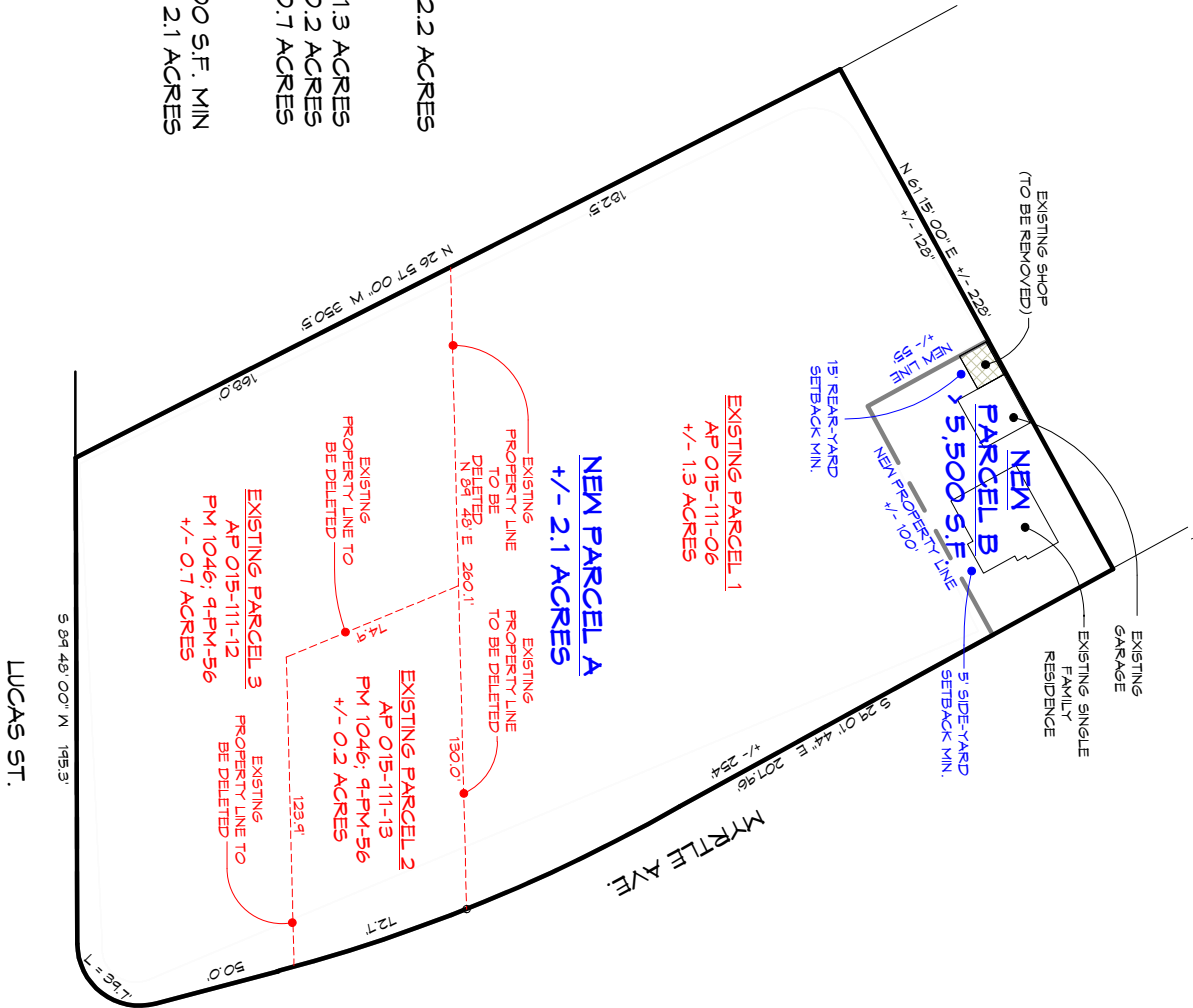
**RECEIVED**  
10.27.2021

*[Signature]*

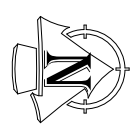
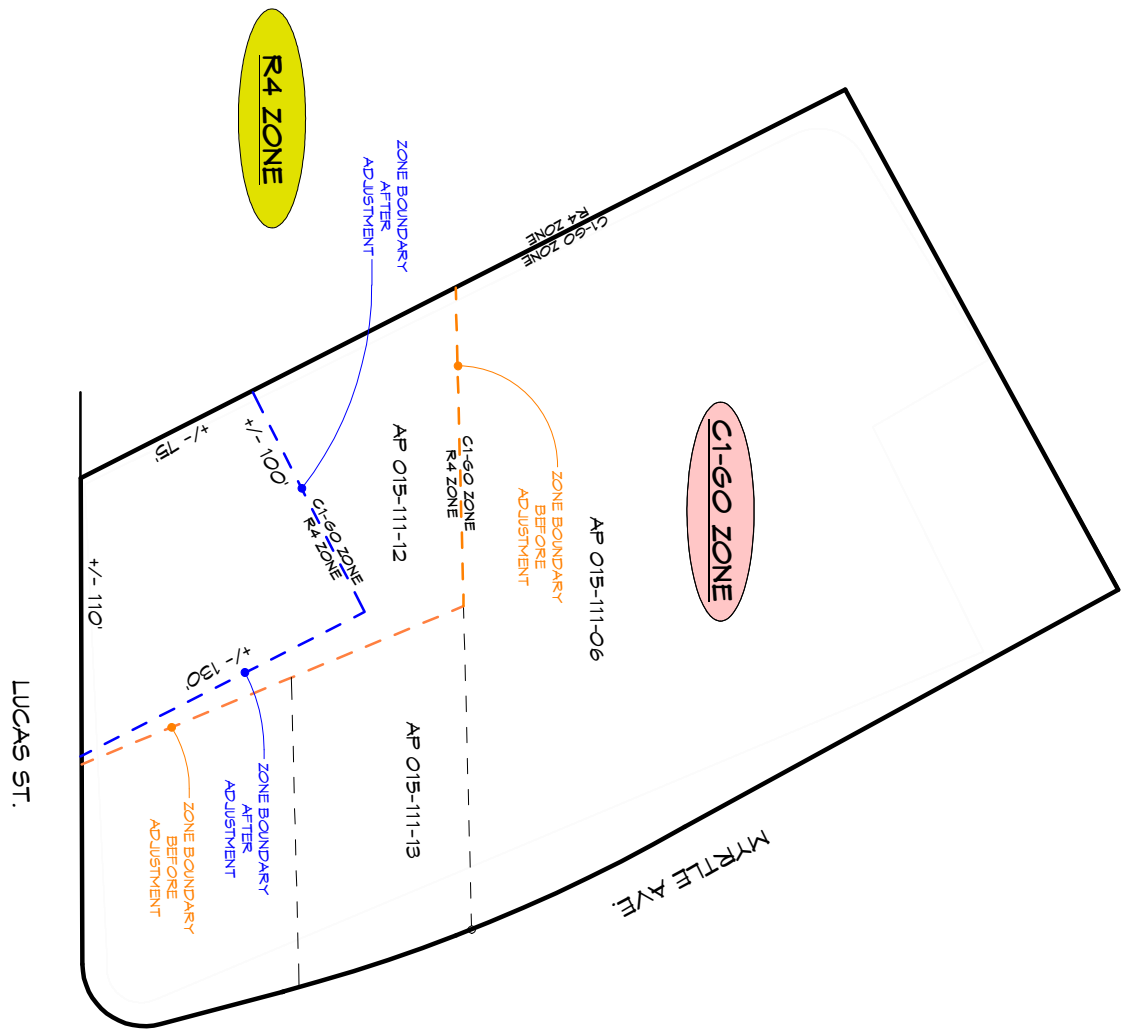
TOTAL AREA..... +/- 2.22 ACRES

EXISTING:  
 PARCEL 1..... +/- 1.3 ACRES  
 PARCEL 2..... +/- 0.2 ACRES  
 PARCEL 3..... +/- 0.7 ACRES

ADJUSTED:  
 PARCEL A..... 5,500 S.F. MIN  
 PARCEL B..... +/- 2.1 ACRES











Reference: 007014

February 27, 2007

Mr. Andrew Whitney  
Community Development Specialist  
520 E Street  
Eureka, CA 95501

**Subject: Wetland Delineation on APN 015-111-008 Located at 2769 Lucas Street, Eureka, California**

Dear Mr. Whitney:

On February 13 and 16, 2007, SHN Consulting Engineers & Geologists, Inc. (SHN) completed a wetland delineation on Humboldt County Assessor's Parcel Number (APN) 015-111-008 located at 2769 Lucas Street, Eureka, California (west ½ of Section 25, Township 5 North, Range 1 West, Humboldt Base and Meridian; Figure 1). The parcel covers approximately 6.70 acres and is bordered to the south by Lucas Street; residential development and undeveloped parcels border the site to the north, east, and west. A 2002 aerial photograph obtained from the City of Eureka was used as the base map for fieldwork and reporting.

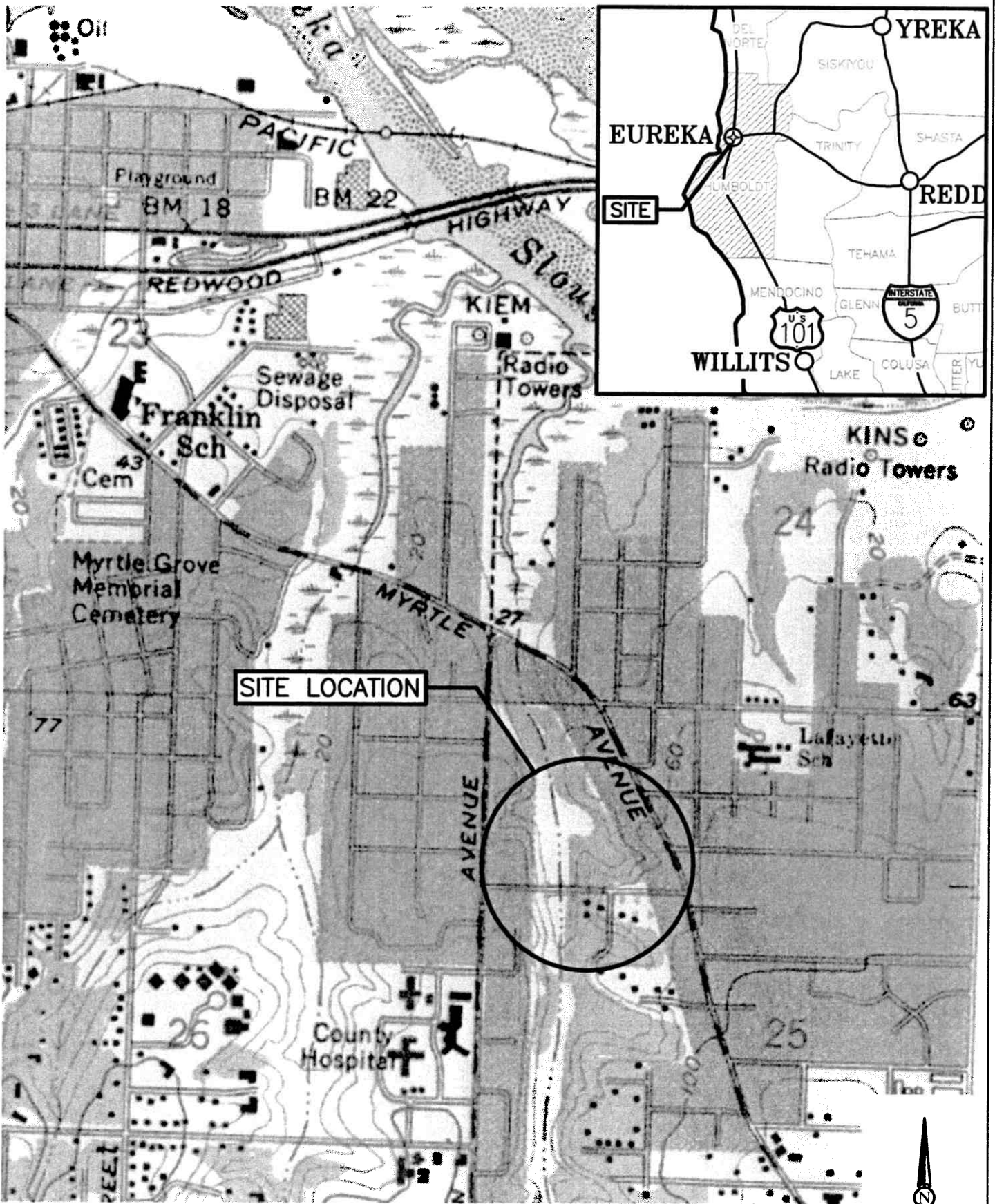
This wetland delineation was conducted in accordance with the U.S. Army Corps of Engineers (ACOE) 1987 *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory, 1987). Under Section 404 of the Clean Water Act, waters of the United States (including associated wetlands) are placed under federal jurisdiction of the ACOE. Specific criteria are used to identify wetlands or determine wetland status, including: hydrophytic vegetation, hydric soils, and wetland hydrology.

The objective of this wetland delineation was to identify and delineate wetlands at the site using the specific criterion, as stated above. The following definitions are from the ACOE (Environmental Laboratory, 1987) unless specified otherwise. Hydrophytic vegetation refers to plant species known to be adapted to wetland sites, as specified in the regional index (U.S. National Ecology Research Center, 1988). Hydric soils are soils that formed under conditions of some saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile (USDA, 2003). Wetland hydrology is demonstrated through direct (primary indicators) or indirect evidence (secondary indicators) of flooding, ponding, or saturation for a significant portion of the growing season (Environmental Laboratory, 1987; California Coastal Commission, 1994; ODSL, 2005). Wetlands identified in this report had the presence of all three indicators.

## 1.0 Environmental Setting


The environmental setting within the Eureka area is predominately affected by the mild maritime climate, active tectonic processes that are manifested in the geomorphic landscape, and current and





SOURCE: EUREKA  
USGS 7.5 MINUTE  
QUADRANGLE



 <p>Consulting Engineers &amp; Geologists, Inc. February 2007</p>	<p>County of Humboldt Wetland Delineation Eureka, CA</p>	<p>Site Location Map 2769 Lucas Street - APN 015-111-008 SHN 007014</p>	<p>Figure 1 Page 35</p>
<p>007014-WET DEL LOC September 15, 2022</p>		<p>007014-WET DEL LOC September 15, 2022</p>	

historical anthropogenic influence and development. Influence from these factors is evident in the variety of habitat types found throughout the area, which include freshwater wetlands, salt marshes, deepwater channels, intertidal areas, and North Coast coniferous forest, among others.

Habitat at the site consists of North Coast coniferous forest and riparian woodland (Palustrine forested wetland). Topography at the site is variable and consists of uplands and lowlands (Figure 2). Elevations range between approximately 20 and 65 feet above Mean Sea Level (MSL). Uplands at the site consist of North Coast coniferous forest that is dominated by a closed canopy of redwood (*Sequoia sempervirens*). The understory ranges from depauperate with a thick leaf layer to moderately vegetated with scattered sword fern (*Polystichum munitum*), deer fern (*Blechnum spicant*), evergreen huckleberry (*Vaccinium ovatum*), and red huckleberry (*Vaccinium parvifolium*). Wetland areas at the site are dominated by an open canopy of red alder (*Alnus rubra*) with scattered cascara (*Rhamnus purshiana*) and willows (*Salix* sp.). The shrub layer consists of red elderberry with scattered salmonberry (*Rubus spectabilis*) and dense patches of Himalaya berry (*Rubus discolor*) and Pacific bramble (*R. ursinus*). The herbaceous layer is dominated by slough sedge (*Carex obnupta*), lady fern (*Athyrium filix-femina*), common horsetail (*Equisetum arvense*), and hedge nettle (*Stachys ajugoides*) with scattered skunk cabbage (*Lysichiton americanum*). A network of ephemeral/perennial drainage courses is located in the wetland portion of the site. Stream courses were actively flowing at the time of the site visits.

Several narrow drainage courses are located in the southeastern portion of the site (Attachment 2, Photo 1). Water flows above the surface in the drainage courses near Lucas Street but then flows underground before daylighting downslope, in the riparian woodland. The water source for the most substantial drainage feature at the site is from the Lucas Street storm water drainpipe. Vegetation in these drainage features consists of skunk cabbage and lady fern with scattered slough sedge and wood fern (*Dryopteris expansa*). Vegetation along the slopes is dominated by sword fern, deer fern, and English ivy (*Hedera helix*).

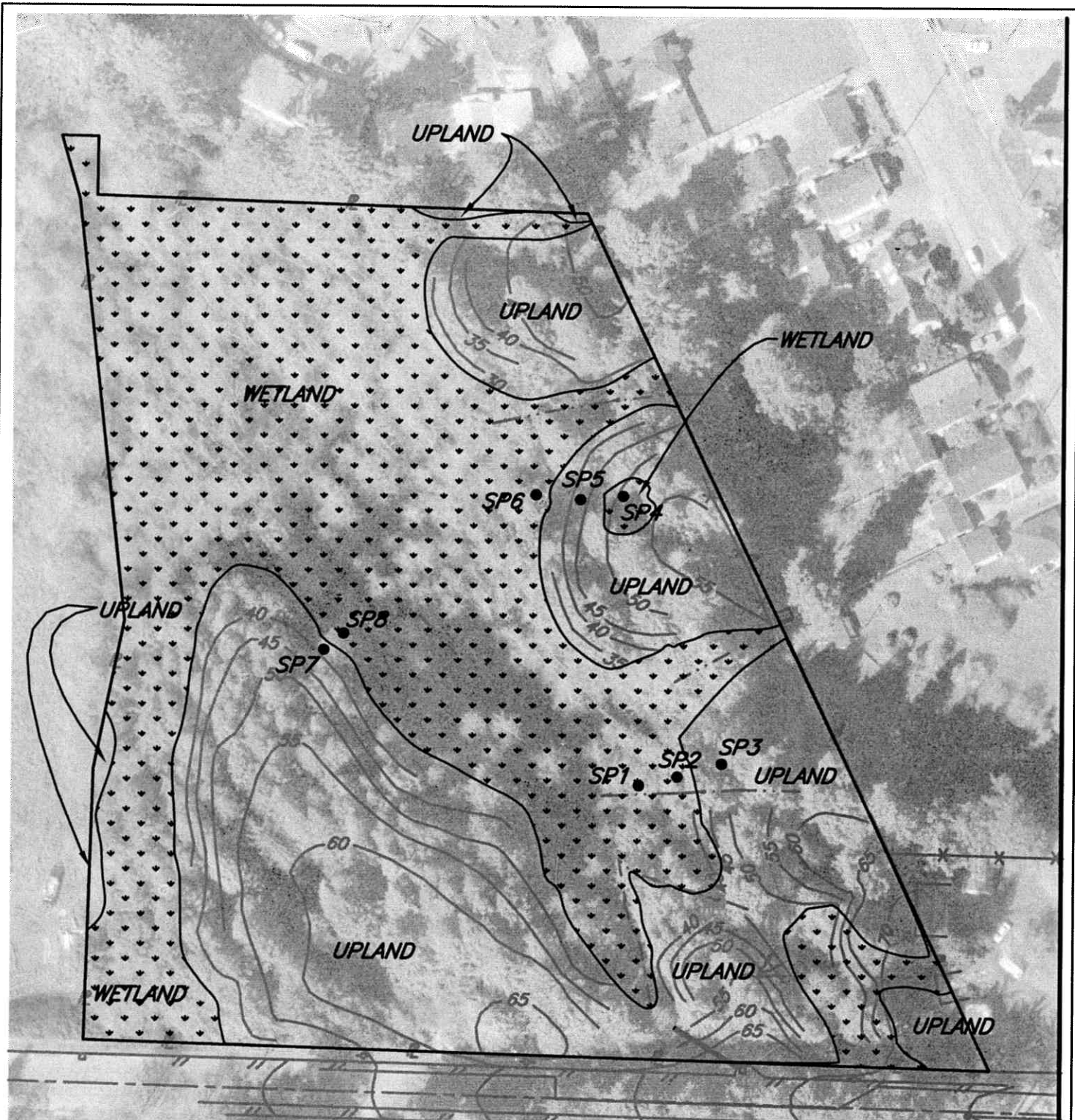
## 2.0 Soils and Climate

According to McLaughlin and Harradine (1965), soils at the site are described as unclassified secondary soils on bottomlands (200). The average annual precipitation in Eureka is 38.10 inches and the average annual air temperature is 53.2 degrees Fahrenheit (NOWData-NOAA online weather data).

## 3.0 National Wetland Inventory

The U.S. Fish and Wildlife Service is the federal agency responsible for tracking wetland trends as well as maintaining a reliable inventory through its National Wetland Inventory (NWI; USDI, 1987). The NWI can be queried for specific locations throughout the United States to aid federal, state, and local agencies in making informed decisions concerning wetlands.





**EXPLANATION**

- SP1-SP8 WETLAND SAMPLE POINT
-  2.87 ACRES OF WETLAND
-  3.83 ACRES OF UPLAND

NOTE: WETLAND BOUNDARIES ARE APPROXIMATE  
 BASE MAP 2002 CITY OF EUREKA AERIAL PHOTOGRAPH



The study site has one freshwater Palustrine wetland type on it (Figure 3):

- PFO1C: Palustrine, forested, broad-leaved deciduous, seasonally flooded. This is a common wetland type in the Eureka area that is dominated by riparian shrub and tree species. According to the NWI, hydrology within this wetland is seasonally flooded, which is consistent with the results of this delineation.

According to Cowardin et al. (1979), Palustrine wetlands include all non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses and lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5%. Palustrine wetlands are commonly called marsh, swamp, bog, fen, and wet prairie (Cowardin et al., 1979).

While NWI maps are an excellent reference point for the presence or absence of wetlands, the resolution of the NWI tends to be on a macro scale, and can underestimate the full extent of a given wetland or miss wetlands that are dominated by herbaceous vegetation.

## 4.0 Wetland Delineation

### 4.1 Methodology

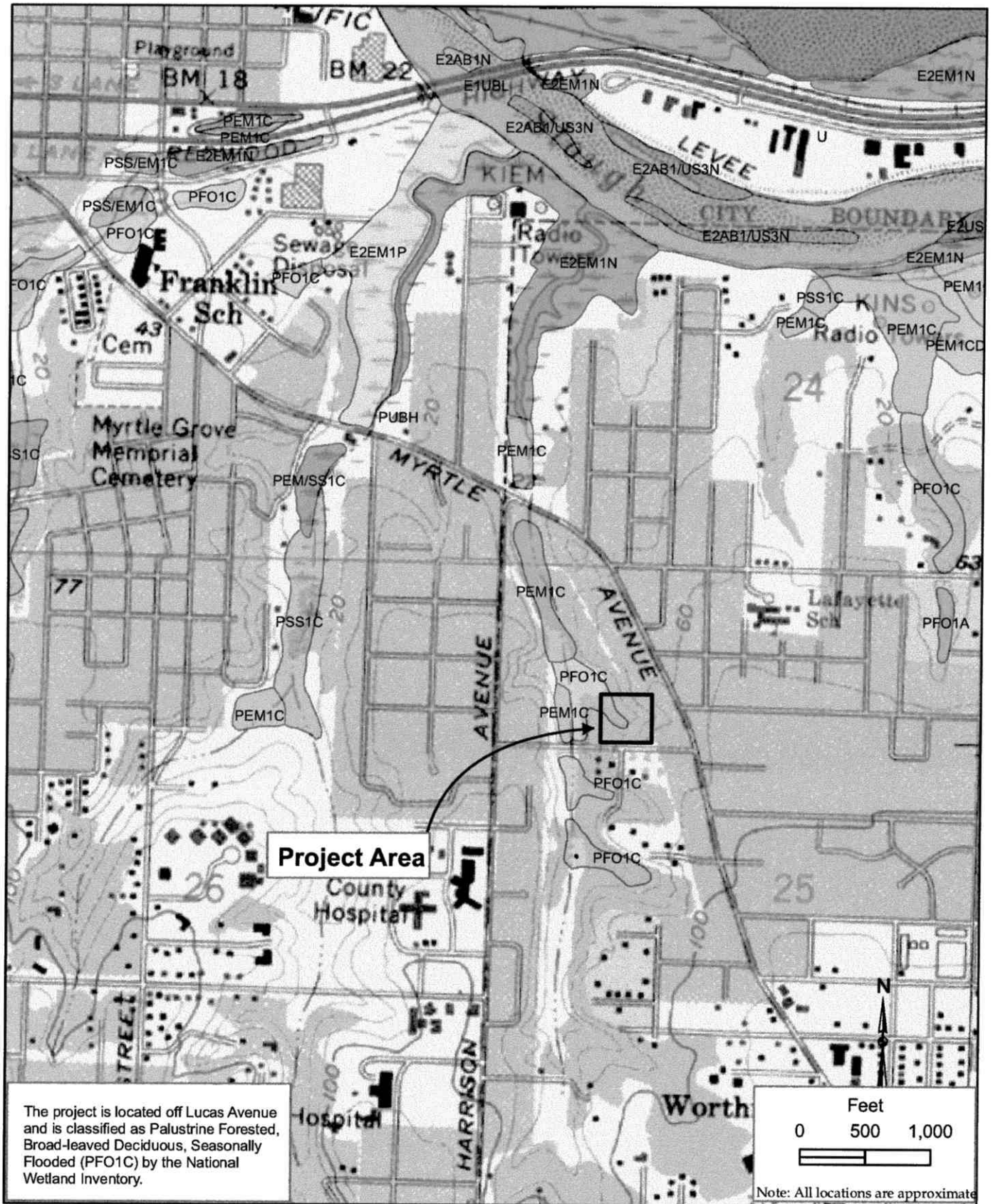
Prior to conducting fieldwork, the SHN wetland delineation team reviewed existing information to assist with the determination of wetland boundaries within the study area. This review included *Soils of Western Humboldt County, California* (McLaughlin and Harradine, 1965); NWI map (USDI, 1987); U.S. Geological Survey (USGS, 1972) topographic quadrangle map (Eureka); and an aerial photograph. Due to dense canopy cover, a Global Positioning System (GPS) unit could not be used to map wetland boundaries and sample point locations. The wetland boundaries shown on Figure 2 are based on vegetation types observed in field, site topography, and results of the sample points that were characterized. All wetland boundaries shown on Figure 2 are approximate.

### 4.2 Overview

Eight sample points were characterized at the site for the aforementioned botanical, hydrological, and soil parameters (Figure 2). Point locations were selected to:

1. achieve appropriate coverage and characterization of wetland and upland habitats;
2. determine the approximate boundary line between wetlands and uplands by determining the extent based on the three wetland criteria (hydrology, hydric soils, and hydrophytic vegetation); and
3. document potential changes in the vegetative community.

All sample points were dug to a depth of 16 inches. Sample points were typically paired or were located along a transect, to determine the wetland boundaries. Two transects were used at the site. One transect includes sample points 1, 2, and 3 and the other transect includes sample points 4, 5, and 6 (Figure 2). Furthermore, the distribution of sampling points allows for extrapolation to other similar vegetation types and elevations within the study area. Soil profile depths were measured from the surface to each horizon, and the thickness of each horizon was also measured; the Munsell



**SHN**  
Consulting Engineers  
& Geologists, Inc.

County of Humboldt  
2769 Lucas Street  
Eureka, California

NWI Map  
SHN 007014

February 2007

NWI-MAP.mxd

Figure 3

Soil Color Chart (Kollmorgen Instruments Corporation, 1990) was referenced to determine the matrix and mottle colors (if present). Soils were closely inspected for hydric soil indicators as well as primary and secondary hydrology indicators. Each pit was mapped on the aerial photo (Figure 2), flagged with a pine stake, and refilled at the conclusion of data collection.

At each sample point, the vegetation stratum was inspected and identified to the lowest taxonomic level (species) possible at the time of the field visit. However, it should be noted that seasonality dictates species presence or absence so it is possible that some herbaceous species were not present during the fieldwork. Relative percent cover of each plant species was visually estimated within the sample point and within each stratum. The 50/20 method was applied to each stratum to determine the dominant plant species and to satisfy the hydrophytic vegetation criteria. The herbaceous stratum was inspected at a 5-foot radius centered on the sample point; shrub and tree strata were inspected similarly at a 30-foot radius. The wetland indicator status of plant species for this investigation was based on the regional index (U.S. National Ecology Research Center, 1988); botanical nomenclature follows *The Jepson Manual, Higher Plants of California* (Hickman, 1993).

### 4.3 Results

For each sample point, an ACOE Routine Wetland Determination Data Form was completed. Copies of all data forms are included in Attachment 1. Photos of wetland and upland areas are included in Attachment 2.

#### 4.3.1 Upland Areas

Upland sample points (3, 5, and 7) are located on the higher elevation areas of the site within North Coast coniferous forest (Figure 2; Photo 2). Dominant species at these three sample points include redwood, sword fern, English ivy, and red huckleberry, which are all upland species. The soil profile consists of at least two horizons with varying amounts of an organic layer. Soils are low in chroma (10YR 3/2) and the texture is loam. Soils lacked redoximorphic features and hydrology indicators with the exception of sample point 3, which had oxidized root channels. Other than the mottles in sample point 3, hydrology indicators were absent.

#### 4.3.2 Wetland Areas

Wetland sample points (1, 2, 4, 6, and 8) are located in the low-lying areas of the site or along slopes near the wetland/upland boundary except for sample point 4 (Figure 2; Photo 3). Sample point 4 is a seep (with hydrophytic vegetation) located near the top of one of the hills in the northeastern portion of the site (Photo 4). Dominant species varied throughout the wetland sample points, but generally included slough sedge, lady fern, red alder, and common horsetail (Photo 5). All wetland sample points were saturated in the upper 12 inches of the soil profile and oxidized root channels were observed at all locations except for sample point 8. The soil profile at all sample points consisted of at least 2 horizons, except for sample point 8. Sample point 8 is located within the floodplain of a drainage feature, which may explain the lack of profile development (Photo 6). Sample points 4 and 6 have a substantial organic horizon. Soils at all sampling locations are low in chroma (10YR 2/1 and 10YR 2/2, for example) with most containing gley soils in the B horizon.



Soil textures vary from sand to loam. Abundant mottles that contrasted prominently with the matrix color were observed at all sample points except for sample point 8; mottles are gley at several of the wetland sample points.

#### 4.3.3 Wetland/Upland Acreage

Out of the approximately 6.70 acres that comprise the subject site, approximately 2.87 acres were delineated as wetlands (Figure 2). The wetland/upland boundaries are dictated by site topography at drainage features at the site. The upland areas are dominated by a preponderance of upland species, which form a distinct boundary above the low-lying areas of the site and drainage features. Although portions of the study area tend to dry out due to the lack of an impermeable confining layer, hydrologic factors (such as, a high and fluctuating water table and high precipitation) exert an overriding influence on the plant species that occur in the wetland portions (Environmental Laboratory, 1987), as well as the morphology and structure of the soils present in the study area. Overall, the combination of hydrophytic vegetation, hydric soils, and saturation or ponding was used in this delineation to define wetlands. Please see Attachment 2 for representative photos of the study area.

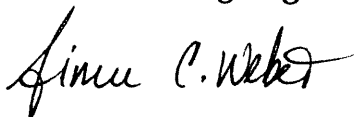
## 5.0 Limitations

The conclusions in this wetland delineation reflect the best professional judgment of the SHN wetland delineation team and should not be considered final until verified by the ACOE, as well as reviewed by the California Department of Fish and Game, and/or other local agencies with interest in wetland regulation/conservation. Property boundaries and wetland/upland mapping are approximate. Furthermore, the conclusions in this report represent a "snapshot in time" and it is possible that some herbaceous species were not present at the time of the fieldwork.

Please feel free to call us anytime at 707-441-8855 regarding the information presented in this report.

Sincerely,

**SHN Consulting Engineers & Geologists, Inc.**



Aimee C. Weber, CAE  
Botanist and Certified Associate Ecologist



Michael G. van Hattem  
Wildlife Biologist

ACW:MvH:lms

- Attachments: 1. Wetland Delineation Data Forms  
2. Study Area Photos



## References Cited

- California Coastal Commission. (1994). *Procedural Guidance for the Review of Wetland Projects in California's Coastal Zone*. Viewed at <<http://www.coastal.ca.gov/wetrev/wettittle.html>>.
- Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. (1979). "Classification of wetlands and deepwater habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D. C." Jamestown: Northern Prairie Wildlife Research Center Online. Viewed at <<http://www.npwrc.usgs.gov/resource/1998/classwet/classwet.htm>> (Version 04DEC98).
- Environmental Laboratory. (1987). *Corps of Engineers Wetland Delineation Manual*. Technical Report Y-87-1. Vicksburg: U.S. Army Engineers Waterways Experiment Station.
- Hickman, J.C., ed. (1993). *The Jepson Manual, Higher Plants of California*. Berkeley: University of California Press.
- Kollmorgen Instruments Corporation. (1990). *Munsell Soil Color Charts*. Baltimore: Macbeth Division of Kollmorgen Instruments Corporation.
- McLaughlin J. and F Harradine. (1965). *Soils of Western Humboldt County, California*. Dept. of Soils and Plant Nutrition, UC Davis, in cooperation with Humboldt County.
- National Oceanic & Atmospheric Administration. (NR). NOAA online weather data, years 1971-2000. Viewed at <[http://nowdata.rcc.acic.org/EKA/pubACIS\\_results](http://nowdata.rcc.acic.org/EKA/pubACIS_results)>. NR:NOAA.
- Oregon Department of State Lands. (July 2005). *Wetland Delineation Report Guidelines July 2005*; Oregon Department of State Lands, Portland District Corps of Engineers, U.S. Environmental Protection Agency, Region 10- Interagency Wetland Delineation Report Guidance. Viewed at <[http://www.oregon.gov/DSL/PERMITS/docs/wet\\_det\\_rpt\\_guidance.pdf](http://www.oregon.gov/DSL/PERMITS/docs/wet_det_rpt_guidance.pdf)>.
- U.S. Department of Agriculture, Natural Resources Conservation Service. (2003). *Field Indicators of Hydric Soils in the United States, Version 5.01*. G.W. Hurt, P.M. Whited, and R. F. Pringle (eds.). Fort Worth:USDA, NRCS in cooperation with the National Technical Committee for Hydric Soils.
- U.S. Department of the Interior. (1987). "National Wetland Inventory Map," Eureka California Quadrangle. U.S. Department of the Interior Fish and Wildlife Service. Downloaded from <<http://www.fws.gov/nwi/>>.
- U.S. National Ecology Research Center. (1988). *National List of Plant Species That Occur in Wetlands: California (Region 0)*. Biological Report 88(26.10), Springfield: U.S. Dept. of Commerce, National Technical Information Service.
- U.S. Geological Survey. (1972). "7.5-minute USGS Quadrangle Map: Eureka, California." NR:USGS.

---

**Wetland Delineation Data Forms**

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
(1987 COE Wetlands Delineation Manual)

Project/Site: <u>Lucas St</u> Applicant/Owner: <u>Humboldt County</u> Investigator: <u>ACW &amp; MVH</u>	Date: <u>2-13-07</u> County: <u>Humboldt</u> State: <u>CA</u>						
Do Normal Circumstances exist on the site? Is the site significantly disturbed (Atypical Situation)? Is the area a potential Problem Area? (If needed, explain on reverse.)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input checked="" type="radio"/> Yes</td> <td style="text-align: center;"><input type="radio"/> No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/> Yes</td> <td style="text-align: center;"><input checked="" type="radio"/> No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/> Yes</td> <td style="text-align: center;"><input type="radio"/> No</td> </tr> </table>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Yes	<input type="radio"/> No
<input checked="" type="radio"/> Yes	<input type="radio"/> No						
<input type="radio"/> Yes	<input checked="" type="radio"/> No						
<input type="radio"/> Yes	<input type="radio"/> No						
Community ID: <u>High Scrub-shrub</u> Transect ID: _____ Plot ID: <u>SP-1</u>							

**VEGETATION**

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Carex obnupta</u>	<u>H</u>	<u>OBL</u>	9. _____	_____	_____
2. <u>Lysichiton americanum</u>	<u>H</u>	<u>OBL</u>	10. _____	_____	_____
3. <u>Athyrium filix-femina</u>	<u>H</u>	<u>FAC</u>	11. _____	_____	_____
4. <u>Sium acerosa</u>	<u>S</u>	<u>FACW</u>	12. _____	_____	_____
5. <u>Alnus rubra</u>	<u>T</u>	<u>FACW</u>	13. _____	_____	_____
6. <u>Gaultheria shallon</u>	<u>S</u>	<u>UPL</u>	14. _____	_____	_____
7. <u>Polystichum munitum</u>	<u>H</u>	<u>UPL</u>	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 4/7 = 57%

Remarks: \_\_\_\_\_

**HYDROLOGY**

<p>Recorded Date (Describe in Remarks):  <input type="checkbox"/> Stream, Lake, or Tide Gauge  <input type="checkbox"/> Aerial Photographs  <input type="checkbox"/> Other  <input type="checkbox"/> No Recorded Data Available</p> <hr/> <p>Field Observations:</p> <p>Depth of Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: _____ (in.)</p> <p>Depth to Saturated Soil: <u>to surface</u> (in.)</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input checked="" type="checkbox"/> Saturated in Upper 12 Inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p><input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 Inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
Remarks: <u>no free water in pit</u>	



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>Lucas St.</u> Applicant/Owner: <u>Humboldt County</u> Investigator: <u>ACW &amp; Moll</u>	Date: <u>2-13-07</u> County: <u>Humboldt</u> State: <u>CA</u>						
Do Normal Circumstances exist on the site? Is the site significantly disturbed (Atypical Situation)? Is the area a potential Problem Area? (If needed, explain on reverse.)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: left;">No</td> </tr> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: left;"><input checked="" type="radio"/> No</td> </tr> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: left;"><input checked="" type="radio"/> No</td> </tr> </table>	Yes	No	Yes	<input checked="" type="radio"/> No	Yes	<input checked="" type="radio"/> No
Yes	No						
Yes	<input checked="" type="radio"/> No						
Yes	<input checked="" type="radio"/> No						
Community ID: <u>DCF</u> Transect ID: Plot ID: <u>SP-2</u>							

**VEGETATION**

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Polystichum munitum</u>	<u>H</u>	<u>UPL</u>	9. _____	_____	_____
2. <u>Blechnum spicant</u>	_____	<u>FAC+</u>	10. _____	_____	_____
3. <u>Carex obnupta</u>	_____	<u>OBL</u>	11. _____	_____	_____
4. <u>Alnus rubra</u>	<u>T</u>	<u>FACW</u>	12. _____	_____	_____
5. <u>Helix hederia</u>	<u>H</u>	<u>UPL</u>	13. _____	_____	_____
6. <u>Sequoia sempervirens</u>	<u>T</u>	<u>UPL</u>	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC+): 3/6 = 50%

Remarks:

**HYDROLOGY**

<p>Recorded Data (Describe in Remarks):</p> <p><input type="checkbox"/> Stream, Lake, or Tide Gauge</p> <p><input type="checkbox"/> Aerial Photographs</p> <p><input type="checkbox"/> Other</p> <p><input type="checkbox"/> No Recorded Data Available</p> <hr/> <p>Field Observations:</p> <p>Depth of Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: <u>15"</u> (in.)</p> <p>Depth to Saturated Soil: <u>to surface</u> (in.)</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input checked="" type="checkbox"/> Saturated in Upper 12 Inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p><input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 Inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Remarks: <u>free water in pit unlike SP-1, probably due to sloping landscape position.</u></p>	



**SOILS**

Map Unit Name (Series and Phase): <u>unclassified</u>		Drainage Class: <u>      </u>			
Taxonomy (Subgroup): <u>      </u>		Field Observations Confirm Mapped Type? Yes No			
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-13"	A	10YR 2/1	—	—	loam
13-16"	B	clay 1 <sup>5</sup> /10YR	5/6 10YR	common/mod- erately sized	sand
Hydric Soil Indicators:					
<input type="checkbox"/> Histic <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors		<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)			
Remarks: <u>texture transitions to sand in lower portion of profile</u>					

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present? <input checked="" type="radio"/> Yes <input type="radio"/> No (Circle) Wetland Hydrology Present? <input checked="" type="radio"/> Yes <input type="radio"/> No Hydric Soils Present? <input checked="" type="radio"/> Yes <input type="radio"/> No	Is this Sampling Point Within a Wetland? <input checked="" type="radio"/> Yes <input type="radio"/> No (Circle)
Remarks:	

Approved by HQUSACE 3/92

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
(1987 COE Wetlands Delineation Manual)

Project/Site: <u>Lucas St.</u> Applicant/Owner: <u>Humboldt County</u> Investigator: <u>ACW &amp; MCH</u>	Date: <u>2-13-07</u> County: <u>Humboldt</u> State: <u>CA</u>						
Do Normal Circumstances exist on the site? Is the site significantly disturbed (Atypical Situation)? Is the area a potential Problem Area? (If needed, explain on reverse.)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input checked="" type="radio"/> Yes</td> <td style="text-align: center;"><input type="radio"/> No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/> Yes</td> <td style="text-align: center;"><input checked="" type="radio"/> No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/> Yes</td> <td style="text-align: center;"><input checked="" type="radio"/> No</td> </tr> </table>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<input checked="" type="radio"/> Yes	<input type="radio"/> No						
<input type="radio"/> Yes	<input checked="" type="radio"/> No						
<input type="radio"/> Yes	<input checked="" type="radio"/> No						
Community ID: <u>NCE</u> Transect ID: _____ Plot ID: <u>SP-3</u>							

**VEGETATION**

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Sequoia sempervirens</u>	<u>T</u>	<u>UPL</u>	9. _____	_____	_____
2. <u>Helix heclera</u>	<u>H</u>	<u>UPL</u>	10. _____	_____	_____
3. _____	_____	_____	11. _____	_____	_____
4. _____	_____	_____	12. _____	_____	_____
5. _____	_____	_____	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 0%

Remarks: \_\_\_\_\_

**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input checked="" type="checkbox"/> No Recorded Data Available	<b>Wetland Hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators (2 or more required):</b> <input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 Inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	Remarks: <u>NO Saturation</u>

**SOILS**

Map Unit Name (Series and Phase): unclassified Drainage Class:       

Taxonomy (Subgroup):        Field Observations Confirm Mapped Type? Yes No

**Profile Description:**

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-10"	A	10YR 7/2	—	—	loam
10-16"	B	10YR 4/4	—	—	loam

**Hydric Soil Indicators:**

<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretions
<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils
<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed on Local Hydric Soils List
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List
<input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)

Remarks: Charcoal throughout profile, typical low Chroma soil found throughout Humboldt County

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Circle)	Is this Sampling Point Within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Circle)
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Circle)	
Hydric Soils Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Circle)	

Remarks: Hydric soils only because of typical low chroma Humboldt soils

Approved by HQUSACE 3/92

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>Lucas St.</u> Applicant/Owner: <u>Humboldt County</u> Investigator: <u>ACW &amp; MWH</u>	Date: <u>2-13-07</u> County: <u>Humboldt</u> State: <u>CA</u>						
Do Normal Circumstances exist on the site? Is the site significantly disturbed (Atypical Situation)? Is the area a potential Problem Area? (If needed, explain on reverse.)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input checked="" type="radio"/> Yes</td> <td style="text-align: center;"><input type="radio"/> No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/> Yes</td> <td style="text-align: center;"><input checked="" type="radio"/> No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/> Yes</td> <td style="text-align: center;"><input checked="" type="radio"/> No</td> </tr> </table>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<input checked="" type="radio"/> Yes	<input type="radio"/> No						
<input type="radio"/> Yes	<input checked="" type="radio"/> No						
<input type="radio"/> Yes	<input checked="" type="radio"/> No						
Community ID: <u>NCF</u> Transect ID: _____ Plot ID: <u>SP-4</u>							

**VEGETATION**

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Carex obnupta</u>	<u>H</u>	<u>OBL</u>	9. _____	_____	_____
2. <u>Alnus rubra</u>	<u>T</u>	<u>FACW</u>	10. _____	_____	_____
3. <u>Rubus ursinus</u>	<u>H</u>	<u>FACW</u>	11. _____	_____	_____
4. <u>Rhamnus Purshiana</u>	<u>T</u>	<u>NI</u>	12. _____	_____	_____
5. _____	_____	_____	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): SM = 75%

Remarks: \_\_\_\_\_

**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input type="checkbox"/> No Recorded Data Available	<b>Wetland Hydrology Indicators:</b> <b>Primary Indicators:</b> <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators (2 or more required):</b> <input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 Inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: <u>to surface</u> (in.)	Remarks: <u>Pit would likely fill substantially if given time. At time of site visit water was seeping in</u>

**SOILS**

Map Unit Name (Series and Phase): <u>unclassified</u>		Drainage Class: <u>      </u>			
Taxonomy (Subgroup): <u>      </u>		Field Observations Confirm Mapped Type? Yes No			
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-1"	O	—	—	—	organic
1-7"	A	10YR 3/2	—	—	loam
7-16"	B	10YR 5/1	10YR 4/6	abundant/ prominent	loam
Hydric Soil Indicators:					
<input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors		<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)			
Remarks: lots of roots in A horizon so difficult to make out mottles/redox features					

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present? <input checked="" type="radio"/> Yes <input type="radio"/> No (Circle) Wetland Hydrology Present? <input checked="" type="radio"/> Yes <input type="radio"/> No Hydric Soils Present? <input checked="" type="radio"/> Yes <input type="radio"/> No	(Circle) Is this Sampling Point Within a Wetland? <input checked="" type="radio"/> Yes <input type="radio"/> No
Remarks: Wetland on slope - upL downslope and upslope from mapped wetland (seep feature?). wetland island on upland 5	

Approved by HQUACE 3/92



**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>Lucas St.</u> Applicant/Owner: <u>Humboldt County</u> Investigator: <u>ACW &amp; MWH</u>	Date: <u>2-13-07</u> County: <u>Humboldt</u> State: <u>CA</u>						
Do Normal Circumstances exist on the site? Is the site significantly disturbed (Atypical Situation)? Is the area a potential Problem Area? (If needed, explain on reverse.)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input checked="" type="radio"/> Yes</td> <td style="text-align: center;"><input type="radio"/> No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/> Yes</td> <td style="text-align: center;"><input checked="" type="radio"/> No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/> Yes</td> <td style="text-align: center;"><input checked="" type="radio"/> No</td> </tr> </table>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<input checked="" type="radio"/> Yes	<input type="radio"/> No						
<input type="radio"/> Yes	<input checked="" type="radio"/> No						
<input type="radio"/> Yes	<input checked="" type="radio"/> No						
Community ID: <u>NCF</u> Transect ID: _____ Plot ID: <u>SP-5</u>							

**VEGETATION**

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Polystichum muricatum</u>	<u>4</u>	<u>UPL</u>	9. _____		
2. <u>Eichhornia spicant</u>	<u>4</u>	<u>FAC+</u>	10. _____		
3. <u>Vaccinium parvifolium</u>	<u>5</u>	<u>UPL</u>	11. _____		
4. <u>Sequoia sempervirens</u>	<u>7</u>	<u>UPL</u>	12. _____		
5. _____			13. _____		
6. _____			14. _____		
7. _____			15. _____		
8. _____			16. _____		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 1/4 = 25%

Remarks: \_\_\_\_\_

**HYDROLOGY**

<p>___ Recorded Data (Describe in Remarks):</p> <p style="padding-left: 20px;">___ Stream, Lake, or Tide Gauge</p> <p style="padding-left: 20px;">___ Aerial Photographs</p> <p style="padding-left: 20px;">___ Other</p> <p>___ No Recorded Data Available</p> <hr/> <p>Field Observations:</p> <p>Depth of Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: _____ (in.)</p> <p>Depth to Saturated Soil: _____ (in.)</p>	<p>Wetland Hydrology Indicators: <u>no hydrology indicators</u></p> <p>Primary Indicators:</p> <p>___ Inundated</p> <p>___ Saturated in Upper 12 Inches</p> <p>___ Water Marks</p> <p>___ Drift Lines</p> <p>___ Sediment Deposits</p> <p>___ Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p>___ Oxidized Root Channels in Upper 12 Inches</p> <p>___ Water-Stained Leaves</p> <p>___ Local Soil Survey Data</p> <p>___ FAC-Neutral Test</p> <p>___ Other (Explain in Remarks)</p>
Remarks: _____	

**SOILS**

Map Unit Name (Series and Phase): <u>unclassified</u>		Drainage Class: <u>      </u>			
Taxonomy (Subgroup): <u>      </u>		Field Observations Confirm Mapped Type? Yes No			
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-1/2"	O	—	—	—	organic
1/2-4"	A	10YR 3/2	—	—	loam
4"-16"	B	10YR 4/6	—	—	loam

**Hydric Soil Indicators:**

<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretions
<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils
<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed on Local Hydric Soils List
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List
<input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)

Remarks:

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Circle) Wetland Hydrology Present?        Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soils Present?                Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	(Circle) Is this Sampling Point Within a Wetland?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <p style="font-size: 1.2em; font-family: cursive;">hydric soils (low chroma) is typical for Humboldt County</p>	

Approved by HQUSACE 3/91

**DATA FORM  
ROUTINE WETLAND DETERMINATION  
(1987 COE Wetlands Delineation Manual)**

Project/Site: <u>Lucas St</u> Applicant/Owner: <u>Humboldt County</u> Investigator: <u>ACW &amp; MvH</u>	Date: <u>2-13-07</u> County: <u>Humboldt</u> State: <u>CA</u>												
Do Normal Circumstances exist on the site? Is the site significantly disturbed (Atypical Situation)? Is the area a potential Problem Area? (If needed, explain on reverse.)	<table style="width:100%; border: none;"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input checked="" type="radio"/></td> </tr> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </table>	Yes	No	<input checked="" type="radio"/>	<input type="radio"/>	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>	Yes	No	<input type="radio"/>	<input type="radio"/>
Yes	No												
<input checked="" type="radio"/>	<input type="radio"/>												
Yes	No												
<input type="radio"/>	<input checked="" type="radio"/>												
Yes	No												
<input type="radio"/>	<input type="radio"/>												
Community ID: <u>Emergent Terrestrial</u> Transect ID: _____ Plot ID: <u>SP-6</u>													

**VEGETATION**

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Carex obnupta</u>	<u>H</u>	<u>OBL</u>	9. _____	_____	_____
2. <u>Allyrium felix-prima</u>	<u>H</u>	<u>FAC</u>	10. _____	_____	_____
3. <u>Sequoia sempervirens</u>	<u>T</u>	<u>UPL</u>	11. _____	_____	_____
4. <u>Pinus rubra</u>	<u>T</u>	<u>FACW</u>	12. _____	_____	_____
5. <u>Equisetum arvense</u>	<u>H</u>	<u>FAC</u>	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 4/5 = 80%

Remarks: \_\_\_\_\_

**HYDROLOGY**

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <p style="margin-left: 20px;"><input type="checkbox"/> Stream, Lake, or Tide Gauge</p> <p style="margin-left: 20px;"><input type="checkbox"/> Aerial Photographs</p> <p style="margin-left: 20px;"><input type="checkbox"/> Other</p> <p><input type="checkbox"/> No Recorded Data Available</p> <hr/> <p>Field Observations:</p> <p>Depth of Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: <u>15"</u> (in.)</p> <p>Depth to Saturated Soil: <u>to surface</u> (in.)</p>	<p><b>Wetland Hydrology Indicators:</b></p> <p><b>Primary Indicators:</b></p> <p><input type="checkbox"/> Inundated</p> <p><input checked="" type="checkbox"/> Saturated in Upper 12 Inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p><b>Secondary Indicators (2 or more required):</b></p> <p><input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 Inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Remarks: <u>Pit would likely fill up if given time</u></p>	

**SOILS**

Map Unit Name (Series and Phase): Unclassified Drainage Class: \_\_\_\_\_  
 Field Observations \_\_\_\_\_  
 Taxonomy (Subgroup): \_\_\_\_\_ Confirm Mapped Type? Yes No

**Profile Description:**

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-5"	O				organic
5-13"	A	10YR 3/1			loam
13-16"	B	grey 1 <sup>5</sup> /10Y	grey mottles	abundant	loam

**Hydric Soil Indicators:**

- |  |   |
|--|---|
| <input type="checkbox"/> Histosol                    | <input type="checkbox"/> Concretions  |
| <input type="checkbox"/> Histic Epipedon             | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor               | <input type="checkbox"/> Organic Streaking in Sandy Soils                     |
| <input type="checkbox"/> Aquic Moisture Regime       | <input type="checkbox"/> Listed on Local Hydric Soils List                    |
| <input type="checkbox"/> Reducing Conditions         | <input type="checkbox"/> Listed on National Hydric Soils List                 |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks)                           |

Remarks: soil smells anaerobic - lots of mottles & oxidized rhizospheres. Gley mottle color difficult to tease out because soil is wet

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present? <input checked="" type="radio"/> Yes <input type="radio"/> No (Circle)	Is this Sampling Point Within a Wetland? <input checked="" type="radio"/> Yes <input type="radio"/> No (Circle)
Wetland Hydrology Present? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Hydric Soils Present? <input checked="" type="radio"/> Yes <input type="radio"/> No	

Remarks:

Approved by HOUSACE 3/92

**DATA FORM**  
**ROUTINE WETLAND DETERMINATION**  
 (1987 COE Wetlands Delineation Manual)

Project/Site: <u>Lucas St</u> Applicant/Owner: <u>Humboldt County</u> Investigator: <u>ACW &amp; MVA</u>	Date: <u>2-16-07</u> County: <u>Humboldt</u> State: <u>CA</u>
Do Normal Circumstances exist on the site? <span style="float: right;">Yes No</span> Is the site significantly disturbed (Atypical Situation)? <span style="float: right;">Yes No</span> Is the area a potential Problem Area? <span style="float: right;">Yes No</span> (If needed, explain on reverse.)	Community ID: <u>NCF</u> Transect ID: Plot ID: <u>SP-7</u>

**VEGETATION**

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Polystichum muntonii</u>	<u>H</u>	<u>UPL</u>	9. _____	_____	_____
2. <u>Sagnota sempervirens</u>	<u>T</u>	<u>UPL</u>	10. _____	_____	_____
3. <u>Chares obnupta</u>	<u>H</u>	<u>OBS</u>	11. _____	_____	_____
4. _____	_____	_____	12. _____	_____	_____
5. _____	_____	_____	13. _____	_____	_____
6. _____	_____	_____	14. _____	_____	_____
7. _____	_____	_____	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC): 1/3 = 33%

Remarks:

**HYDROLOGY**

<input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input type="checkbox"/> No Recorded Data Available	<b>Wetland Hydrology Indicators:</b> <b>Primary Indicators:</b> <i>no hydrology indicators</i> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <b>Secondary Indicators (2 or more required):</b> <input type="checkbox"/> Oxidized Root Channels in Upper 12 Inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<b>Field Observations:</b> Depth of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	
Remarks:	



**SOILS**

Map Unit Name (Series and Phase): <u>unclassified</u>		Drainage Class: _____			
Taxonomy (Subgroup): _____		Field Observations Confirm Mapped Type? Yes No			
Profile Descriptions:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-1"	O	—	—	—	organic
1-4"	A	10YR 3/2	—	—	loam
4"-16"	B	10YR 4/3	—	—	loam
Hydric Soil Indicators:					
<input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors			<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)		
Remarks: A horizon low chroma which is typical of Ham. Co soils					

**WETLAND DETERMINATION**

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Circle)	Is this Sampling Point Within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Circle)
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Circle)	
Hydric Soils Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Circle)	
Remarks: soil pH is on slope, but no seeping water, unlike north side of site.		

Approved by HQU5ACE 3/92

**DATA FORM  
ROUTINE WETLAND DETERMINATION  
(1987 COE Wetlands Delineation Manual)**

Project/Site: <u>Lucas St.</u> Applicant/Owner: <u>Humboldt County</u> Investigator: <u>ACW &amp; MvH</u>	Date: <u>2-16-07</u> County: <u>Humboldt</u> State: <u>CA</u>				
Do Normal Circumstances exist on the site? Is the site significantly disturbed (Atypical Situation)? Is the area a potential Problem Area? (If needed, explain on reverse.)	<table style="width:100%;"> <tr> <td style="text-align: center;">Yes <input type="radio"/> No <input type="radio"/></td> <td rowspan="3" style="vertical-align: middle;">           Community ID: <u>NCF/herbaceous</u>            Transect ID:            Plot ID: <u>SP-8</u> </td> </tr> <tr> <td style="text-align: center;">Yes <input type="radio"/> No <input type="radio"/></td> </tr> <tr> <td style="text-align: center;">Yes <input type="radio"/> No <input type="radio"/></td> </tr> </table>	Yes <input type="radio"/> No <input type="radio"/>	Community ID: <u>NCF/herbaceous</u> Transect ID: Plot ID: <u>SP-8</u>	Yes <input type="radio"/> No <input type="radio"/>	Yes <input type="radio"/> No <input type="radio"/>
Yes <input type="radio"/> No <input type="radio"/>	Community ID: <u>NCF/herbaceous</u> Transect ID: Plot ID: <u>SP-8</u>				
Yes <input type="radio"/> No <input type="radio"/>					
Yes <input type="radio"/> No <input type="radio"/>					

**VEGETATION**

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <u>Scirpus microcarpus</u>	<u>H</u>	<u>OBL</u>	9. _____	_____	_____
2. <u>Carex obnupta</u>	<u>H</u>	<u>OBL</u>	10. _____	_____	_____
3. <u>Alnus rubra</u>	<u>T</u>	<u>FACW</u>	11. _____	_____	_____
4. <u>Egagropilum arvense</u>	<u>H</u>	<u>FAC</u>	12. _____	_____	_____
5. <u>Stachys ajacoides</u>	<u>H</u>	<u>OBL</u>	13. _____	_____	_____
6. <u>Senecio</u>	<u>T</u>	<u>UPL</u>	14. _____	_____	_____
7. <u>Ilex aquifolium</u>	<u>T</u>	<u>UPL</u>	15. _____	_____	_____
8. _____	_____	_____	16. _____	_____	_____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 5/7 = 71%

Remarks: \_\_\_\_\_

**HYDROLOGY**

<p>Recorded Data (Describe in Remarks):</p> <p><input type="checkbox"/> Stream, Lake, or Tide Gauge</p> <p><input type="checkbox"/> Aerial Photographs</p> <p><input type="checkbox"/> Other</p> <p><input type="checkbox"/> No Recorded Data Available</p> <hr/> <p>Field Observations:</p> <p>Depth of Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: <u>15"</u> (in.)</p> <p>Depth to Saturated Soil: <u>to surface</u> (in.)</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input checked="" type="checkbox"/> Saturated in Upper 12 Inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p><input type="checkbox"/> Oxidized Root Channels in Upper 12 Inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
<p>Remarks: _____</p>	



**Attachment 2**

---

**Study Area Photos**



Photo 1. Photo 1 shows a narrow drainage feature located in the southeastern portion of the site. Photo taken by SHN on 2-13-07; orientation is southeast.

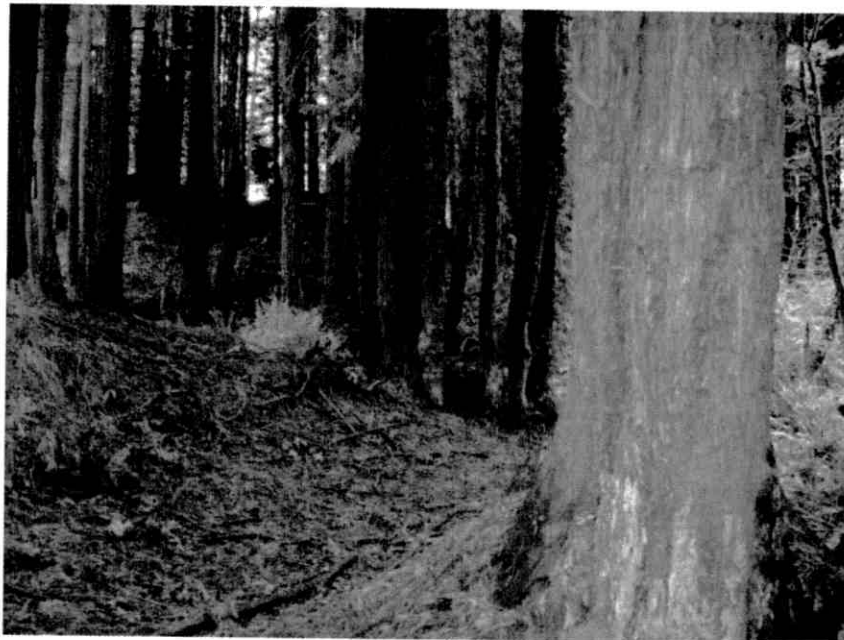


Photo 2. Photo 2 shows upland habitat dominated by North Coast coniferous forest vegetation. This photo was taken adjacent to sample point 1 on 2-13-07. Photo orientation is southwest.





Photo 3. Photo 3 was taken at upland sample point 7. This photo shows the transition from upland (foreground) to wetland (background), which is primarily a function of site topography and hydrology. Photo taken by SHN on 2-16-07; orientation is to the north.



Photo 4. Photo 4 was taken near wetland sample point 4. This photo shows the seep surrounded by uplands. Photo taken by SHN on 2-16-07; orientation is to the north.



Photo 5. Photo 5 shows the hydrophytic vegetation that is typical of the riparian woodland habitat. Photo taken by SHN on 2-13-07; orientation is to the northwest.



Photo 6. Photo 6 was taken adjacent to sample point 8, which is located on the floodplain. This photo shows the drainage feature located in the low-lying portion of the site. Photo taken by SHN on 2-13-07; orientation is to the south

**Appendix C**

---

**Assessor's Parcel Map, Topographic Maps, and  
Other Maps of Interest**

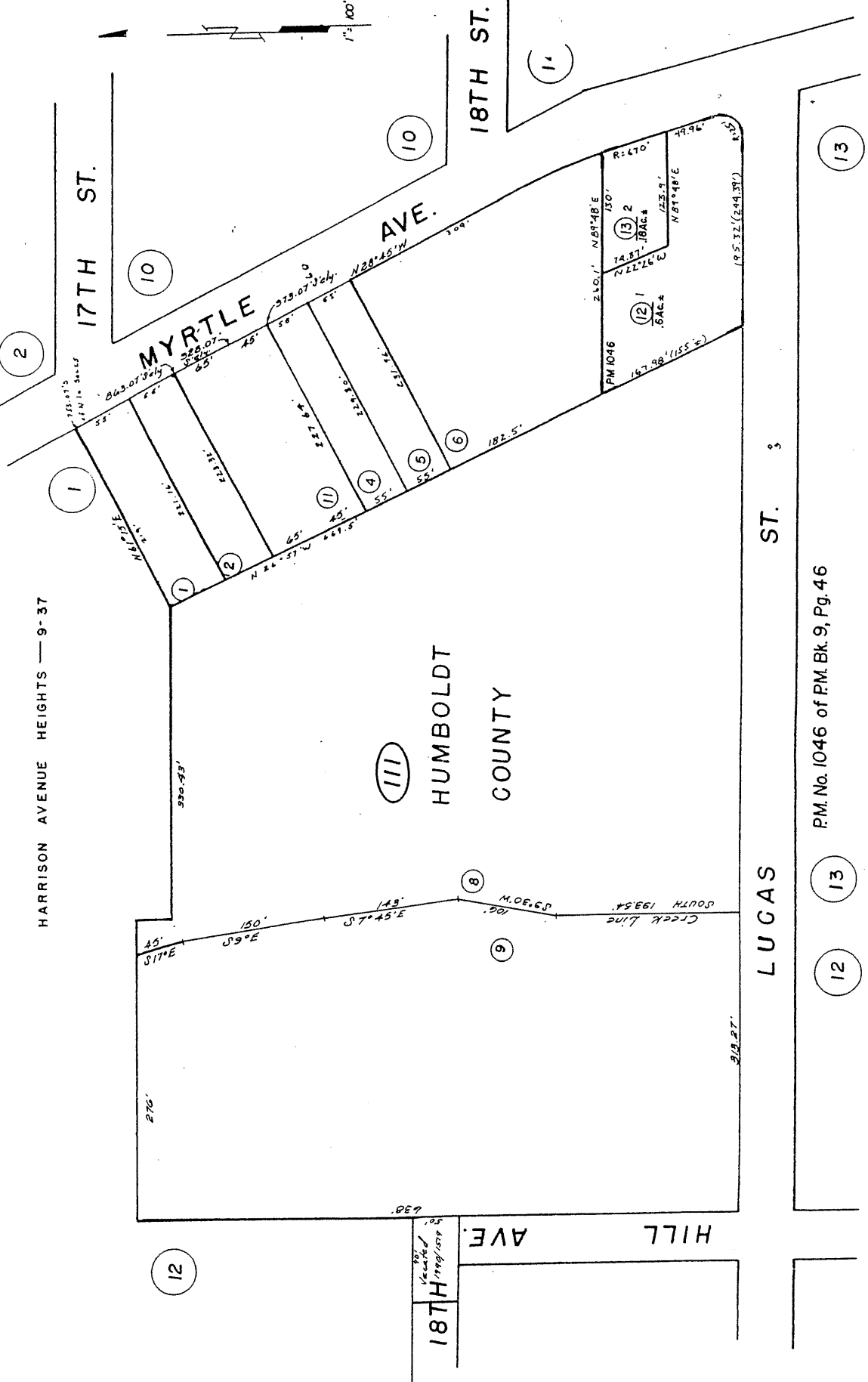
15-11

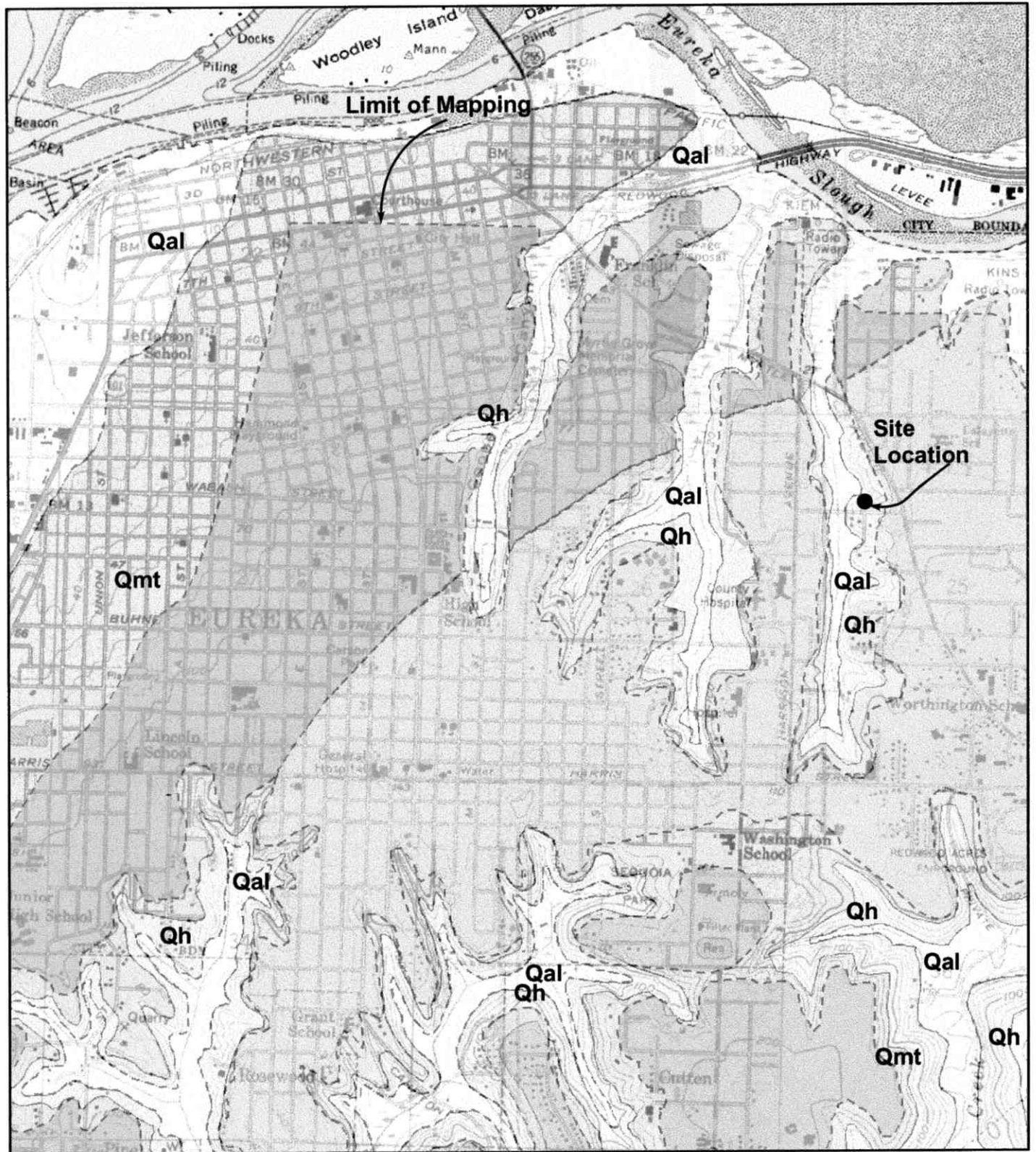
N.W. 1/4 SEC. 25 T. 5N. R. 1W.

LS 20 PDI






HARRISON AVENUE HEIGHTS — 9-37



RECORDED  
LUCAS COUNTY ASSESSOR



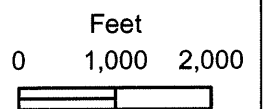


**Explanation**

-  Qal: Quaternary alluvium, estuarine
-  Savage Creek, Marine Oxygen Isotope Stage 5a - 83 ka
-  McKinleyville, Marine Oxygen Isotope Stage 5b - 96 ka
-  Westhaven, Marine Oxygen Isotope Stage 5c - 103 ka
-  Fox Farm, Marine Oxygen Isotope Stage 5d - 120 ka

-  Qmt: Quaternary undifferentiated marine terrace deposits
-  Qh: Quaternary Hookton Formation

Terraces 5a-5d from Carver and Burke, 1992  
 Qal, Qmt, and Qh from Curtis and Hamilton, 1972  
 euk\_geo\_no-title.mxd



**ATTACHMENT 3**

**Initial Study and Mitigated Negative Declaration**

**(Attached Separately)**



## Attachment 4

### REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	Location
City of Eureka			
County Counsel			
Division Environmental Health	✓	Approval	On file
Public Works, Land Use Division	✓	Revisions	On file
Building Inspection Division	✓	Approval	<b>Attached</b>
Humboldt Regional CSD	✓	Conditional Approval	On file
Regional FPD Humboldt #1			
Regional NCUAQMD			
Southern Humboldt JUSD			
California Department of Fish & Wildlife	✓	Recommendations	<b>Attached</b>
Northwest Information Center	✓	Contact Local Tribes	On file
Blue Lake Rancheria	✓	Conditional Approval	On file and confidential
Bear River Band	✓	Conditional Approval	On file and confidential
Wiyot tribe	✓	Conditional Approval	On file and confidential
Regional PG&E			
Eureka City Schools	✓	Comments	<b>Attached</b>

12/10



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245



10/23/2020

**Project Referred To The Following Agencies:**

Eureka, County Counsel, Environmental Health, PW Land Use, **Building Inspections**, CSD: Humboldt, FPD: Humboldt #1, NCUAQMD, School District: Southern Humboldt JUSD, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE, School District: Eureka City Schools

**Applicant Name** J & J Family LLC **Key Parcel Number** 015-111-006-000

**Application (APPS#)** PLN-2020-16400 **Assigned Planner** Steve Lazar 707-268-3741

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

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

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

If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 11/7/2020**

Planning Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments:

Site map appears correct

DATE: 12/16/2020

PRINT NAME: Rudy Marenghi

**From:** [O'connell, Gregory@Wildlife](mailto:O'connell.Gregory@Wildlife)  
**To:** [Lazar, Steve](#)  
**Subject:** Paye CUP; PLN-2020-16400; APN 015-111-006  
**Date:** Tuesday, January 19, 2021 1:57:21 PM  
**Attachments:** [WetDel2007 APN 015-111-008.pdf](#)

---

Hi Steve,

Regarding Paye CUP (PLN-2020-16400) on APN 015-111-006, it looks like wetlands have been previously mapped on the parcel to the east, right up to the project parcel lines (see attached). I didn't notice a detailed plot plan for the Paye project, but it would be good to verify wetland setbacks.

Also, please consider the following additional recommendations:

- Light pollution minimization. The subject parcels are adjacent to aquatic and other wildlife habitat. Light pollution impacts would be minimized if outdoor lighting uses LEDs with color temperatures less than 3000 Kelvins, and ensures avoidance of "trespass of light" (i.e., illumination outside of the target area). Trespass of light typically happens when lights are unshielded or light fixtures have an exposed bulb. To minimize the trespass of artificial light, fixtures need to be fully shielded and downward facing. Additional resources regarding dark sky friendly fixtures and where they can be purchased is available on the International Dark Sky Association webpage (<https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>).
- Prohibition of planting invasive species. Plants species native to the area are preferred for landscaping.
- Bird nest avoidance. Any tree or woody vegetation removal should occur outside the bird nesting season (nesting is March 1 – Sept 1 for most species) or only after a qualified biologist has determined there are no active nests.

Thanks,

Greg O'Connell  
Environmental Scientist  
Coastal Conservation Planning  
California Department of Fish and Wildlife  
619 Second Street  
Eureka, CA 95501  
[Gregory.OConnell@Wildlife.ca.gov](mailto:Gregory.OConnell@Wildlife.ca.gov)



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

10/23/2020

**Project Referred To The Following Agencies:**

Eureka, County Counsel, Environmental Health, PW Land Use, Building Inspections, CSD: Humboldt, FPD: Humboldt #1, NCUAQMD, School District: Southern Humboldt JUSD, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE, School District: Eureka City Schools

---

**Applicant Name** J & J Family LLC **Key Parcel Number** 015-111-006-000

**Application (APPS#)** PLN-2020-16400 **Assigned Planner** Steve Lazar 707-268-3741

---

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

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

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

If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 11/7/2020**

Planning Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

---

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

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: No school or bus stop within 600 ft.

DATE: 11/2/2020 PRINT NAME: Paul Ziegler

**ATTACHMENT 5**

**Public Comments**

**From:** [humboldt\\_bay\\_jay](#)  
**To:** [Johnson, Cliff](#)  
**Subject:** Paye Lucas and Myrtle Mini Storage  
**Date:** Friday, August 12, 2022 11:51:00 AM

---

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Mr. Cliff Johnson,

My name is Jason Whitcomb and my partner's name is Jennifer McMahon. We are property owners on the 1900 block of Myrtle Ave.

In response to the notification of the proposed mini storage we have one concern:

Since the county changed the parking situation, available parking has been difficult on Myrtle Avenue. At first it was very contentious between the respective parties who required space. For the past few years things have been amicable and there has been no conflict, although we still regret our decision to support the county's move to remove parking from one side of the street. We often observe dangerous street crossings as residents often park on one side of Myrtle and dash across the street. We encourage those we know to park on Lucas for safety. One of the only crosswalks is located at this intersection. This problem is regularly observed along the length of the Myrtle change and is not specific to our block. Often events at Sacred Heart Church constrict parking for the entire area, with attendees blatantly parking in the bike lane due to a lack of space.

Therefore we request that the new mini storage unit have ample on-site parking and does not interfere or increase the burden with regard to public parking areas on Lucas that are used by the businesses and residences on the 1900 block of Myrtle ave.

Thank you for your time and consideration,  
Jason Whitcomb  
707-845-5599 (c)