



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: May 7, 2020

To: Humboldt County Planning Commission

From: John Ford, Director of Planning and Building Department

Subject: **Redwoods Rural Health Center General Plan Amendment & Zone Reclassification**
Application Number PLN-2019-15571
Assessor Parcel Number 077-312-009

Table of Contents	Page
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolutions	5
Maps	
Aerial Map	7
Location Map	8
General Plan Map	8
Zoning Map	10
Assessor Parcel Map	11
Site Plan	12
Attachments	
Attachment 1: Staff A Staff Analysis of the Evidence Supporting Required Findings	13
Attachment 2: Applicant's Evidence in Support of the Required Findings	20
Attachment 3: Draft Board of Supervisors Ordinance	22
Attachment 4: Draft Mitigated Negative Declaration	26
Attachment 5: Referral Agency and Public Comments	70

Please contact Michael Richardson (707) 268-3723, mrichardson@co.humboldt.ca.us, with questions.

AGENDA ITEM TRANSMITTAL

Meeting Date	Subject	Contact
May 7, 2020	Redwoods Rural Health Center General Plan Amendment & Zone Reclassification	Michael Richardson 268-3723

Project Description: A General Plan Amendment and Zone Reclassification to change the County's General Plan land use designation for the site from Residential Low Density (RL) to Commercial Services (CS), and to rezone the site from Residential Single Family with a Manufactured Home Combining Zone (R-1-T) to Community Commercial (C-2). The proposed amendment would facilitate the paving and landscaping of approximately .23 acres of the .33 acre project site to create 35 parking spaces in support of the adjacent RRHC property. This adjacent 1.11 acre property at 101 West Coast Road (APN 077-312-015) contains health and dental facilities and is planned CS and zoned C-2. The project includes an exception request to the parking standards of the zoning ordinance to allow the use of shared parking between the subject property and the adjacent RRHC facility (Assessor's Parcel Number 077-312-015).

The applicant's preliminary plans for the project site also include a proposed Wellness Center, housing perinatal, nutrition and acupuncture services. The site is currently served by public water and sewer.

Project Location: The project site is in the Redway Area, on an approximately 0.33 acre property known as 59 Shady Grove Lane, approximately 1,200 feet north of the intersection of Shady Grove Lane and Redwood Drive, fronting the east side of Shady Grove Lane. Assessor Parcel Number: 077-312-009.

Present Plan Land Use Designation: Residential Low Density (RL); Density: 1 – 7 units per acre; Slope Stability: 2 (Moderate Stability)

Present Zoning: Residential Low Density (RL); Density: 1 – 7 units per acre; Slope Stability: 2 (Moderate Stability))

Case Number: PLN-2019-15571

Assessor Parcel Number: 077-312-009

Applicant Redwoods Rural Health Center, Inc P.O. Box 769 Redway, CA 95560	Owner (Same)	Agent N/A
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Environmental Review: A Mitigated Negative Declaration has been prepared pursuant to the CEQA Guidelines.

Major Issues: None.

REDWOODS RURAL HEALTH CENTER (RRHC) GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION

Application # PLN-2019-15571
Assessor's Parcel Numbers 077-312-009

RECOMMENDED COMMISSION ACTION:

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Based on evidence in the staff report and public testimony, recommend that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the General Plan Amendment and Zone Reclassification by approving the included Resolution of Approval.

Executive Summary:

The ultimate goal of this application is to utilize the project site to accommodate increasing demand for health services in the community. The applicant has two objectives for the 59 Shady Grove Lane property:

1. Accommodate demand for additional parking for patients and staff at existing Redwoods Rural Health Center (RRHC) facilities
2. Convert the existing vacant single family residence into medical offices for a Wellness Center, housing perinatal, nutrition and acupuncture services

Before a parking lot or a medical office building can be constructed, the land use designation for the property needs to be changed from Residential Low Density (RL) to Commercial Services (CS), and the zoning needs to be changed from Residential Single-Family (R-1) to Community Commercial (C-2).

As indicated in the preliminary site plan, the applicant seeks to pave the majority of the property to accommodate approximately 35 parking spaces and a two-way drive lane. The planned parking area currently consists of unmaintained landscaping. The creation of additional parking spaces for RRHC staff on the project site will alleviate parking issues caused by RRHC's expanding role in the community. In the past two years, the applicant has initiated a number of new health services, including a Medically Assisted Treatment program to address opioid addiction. The 50 existing parking spaces are insufficient for RRHC's growing patient base, and patients are often required to park on both sides of West Coast Road, limiting the ability of cars and buses to safely pass in both directions on the street. Creating 35 additional parking spaces for RRHC staff will allow patients to safely park close to the Medical and Dental Buildings.

The applicant also seeks to construct medical offices in the northern portion of the property, which is currently occupied by a derelict, unoccupied single-family residence. Redwoods Rural Health Center is located in a Health Professional Shortage Area, as designated by the Health and Resources Services Administration. The Wellness Center proposed for the property will allow the applicant to expand its fledgling perinatal program and offer nutrition and acupuncture services.

To achieve their two objectives for the project site, the applicant proposes a General Plan Amendment to change the site's land use designation to Commercial Services (CS), and to rezone the site to Community Commercial (C-2). As the primary RRHC site (101 West Coast Road) is planned CS and zoned C-2, this project would allow for a compatibility of uses between RRHC's two adjacent properties. An exception to the parking ordinance is proposed to allow the new

parking facilities to be shared between the existing RRHC facility on West Coast Road and the project site.

The Draft Mitigated Negative Declaration (MND) for the project describes potentially significant impacts to aesthetics, cultural resources and geology and soils and proposes mitigation measures to limit these impacts to less than significant levels. These mitigation measures will be implemented through the addition of a Qualified Combining (Q) Zone to the project. The Q Zone, as detailed in the attached Draft MND and Board of Supervisors Ordinance, will require new development on the site to incorporate landscape areas, install shielded outdoor lighting, implement Low Impact Development features and halt construction if archaeological resources are encountered. To ensure any future commercial development on the site fits the primarily residential character of the neighborhood, the Q zone will also limit the allowed uses under the C-2 zone for the site to medical and professional offices and other uses compatible with the single family residential uses that border the project site on three sides.

There are a series of findings that must be made to approve the project. As described in the staff report, and based on a review of Planning Division reference sources and comments from all involved referral agencies, the Department believes the necessary findings can be made to approve the project.

Alternatives

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

RESOLUTION

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

Case Number PLN-15571
Assessor Parcel Number 077-312-009

Recommending the Humboldt County Board of Supervisors certify compliance with the California Environmental Quality Act and approve the Redwoods Rural Health Center General Plan Amendment and Zone Reclassification.

WHEREAS, Redwoods Rural Health Center has submitted an application and evidence in support of approving the General Plan Amendment (GPA) and Zone Reclassification (ZR); and

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

WHEREAS, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, The County Planning Division, the lead agency, prepared a Mitigated Negative Declaration (MND) for the GPA and ZR, in Attachment 3 as required by Section 15074(b) of the State CEQA Guidelines, and finds as mitigated there is no substantial evidence that the proposed project will have a significant effect on the environment; and

WHEREAS, Attachment 4 in the Planning Division staff report Includes substantial evidence in support of making all of the required findings for approving the proposed General Plan Amendment and Zone Reclassification; and

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

1. All the above citations are true and correct; and
2. A Mitigated Negative Declaration was prepared in conformance with the California Environmental Quality Act (CEQA); and
3. The Planning Commission makes all the required findings for approving the proposed General Plan Amendment and Zone Reclassification as discussed in Attachment 2 of the staff report.

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

1. Hold public hearings in the manner prescribed by law.
2. Certify compliance with the requirements of CEQA as required by state law.
3. Adopt the Planning Commission's findings.
4. Approve the Planning Commission recommended General Plan Amendment and Zone Reclassification, which include approval of an exception request to allow shared parking with APN 312-015 and the addition of a Q – Qualified Zone to implement the measures in the Mitigated Negative Declaration.

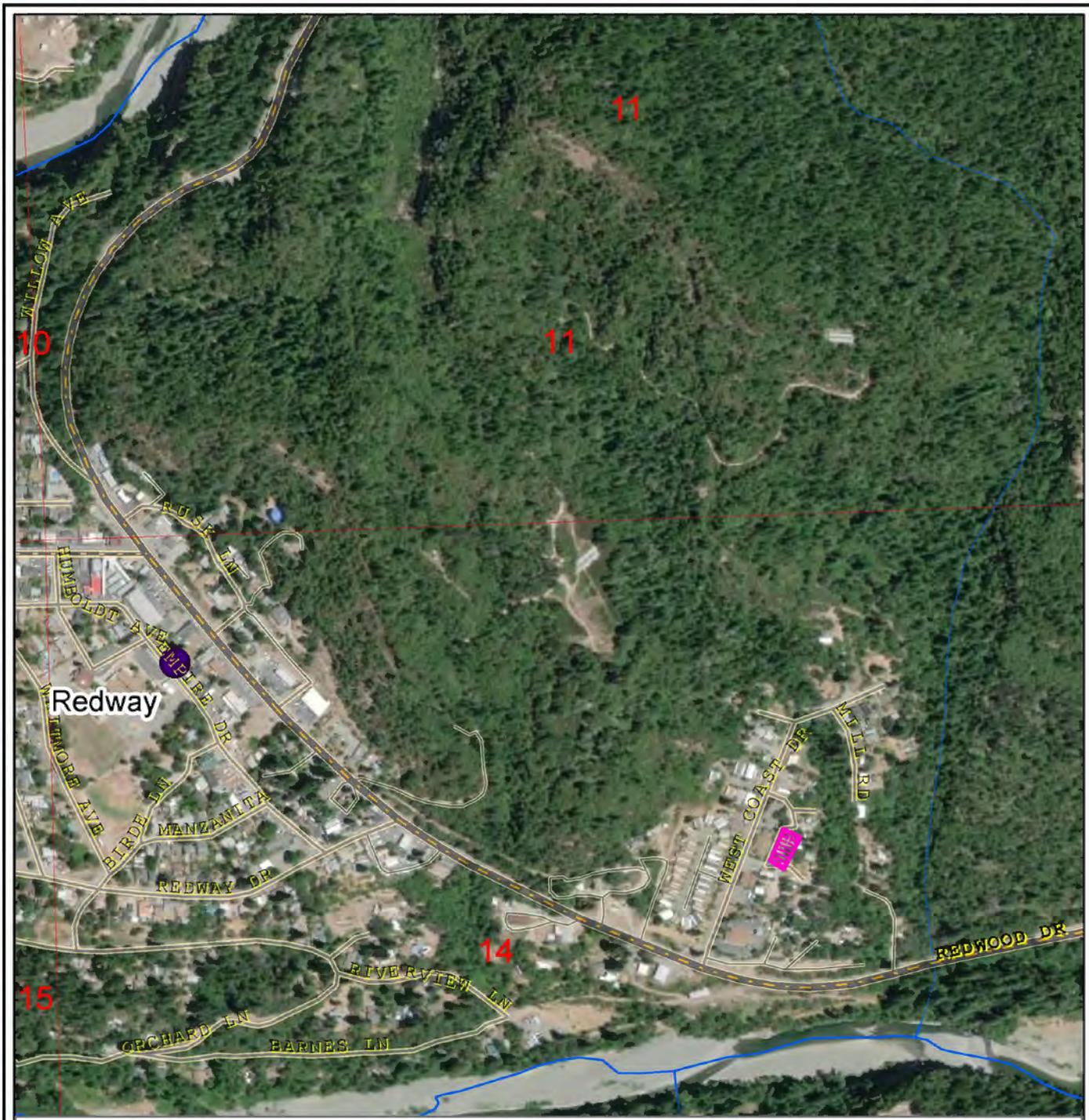
Adopted after review and consideration of all the evidence on May 7, 2020.

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

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: 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

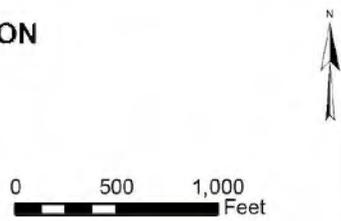


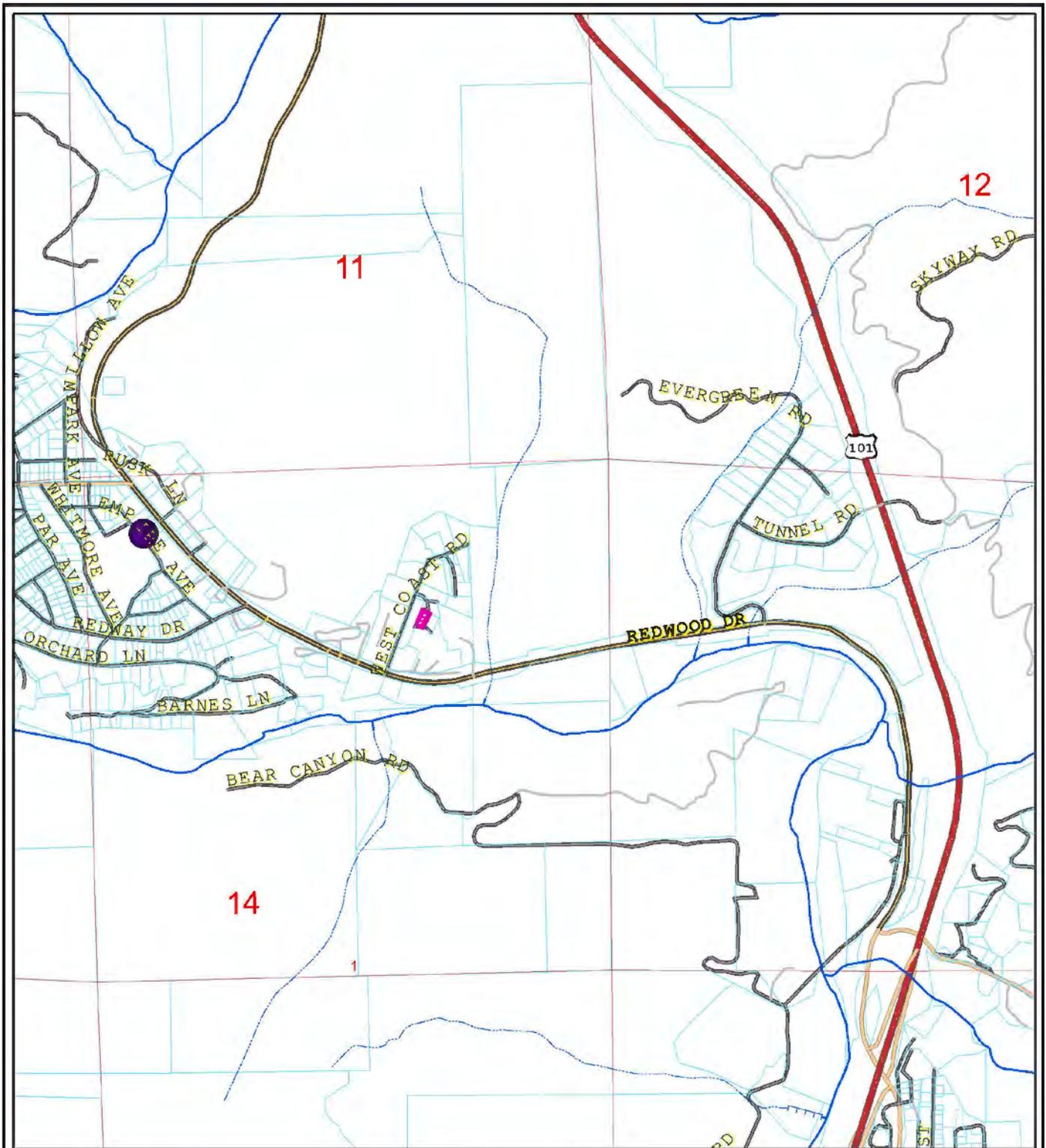
AERIAL MAP

**PROPOSED RRHC
GENERAL PLAN AND ZONING AMENDMENT PETITION
REDWAY AREA
CASE NUMBERS GPA 18-003/ZRP 18-002
APN:077-312-009**

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.



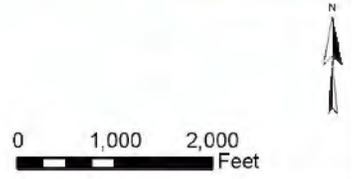


LOCATION MAP

**REDWOOD RURAL HEALTH CENTER
GENERAL PLAN AND ZONING AMENDMENT
REDWAY AREA
APN:077-312-009 T4S R3E S14**

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.





GENERAL PLAN MAP

Project Area = 

**REDWOOD RURAL HEALTH CENTER
GENERAL PLAN AND ZONING AMENDMENT
REDWAY AREA
APN:077-312-009**

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.





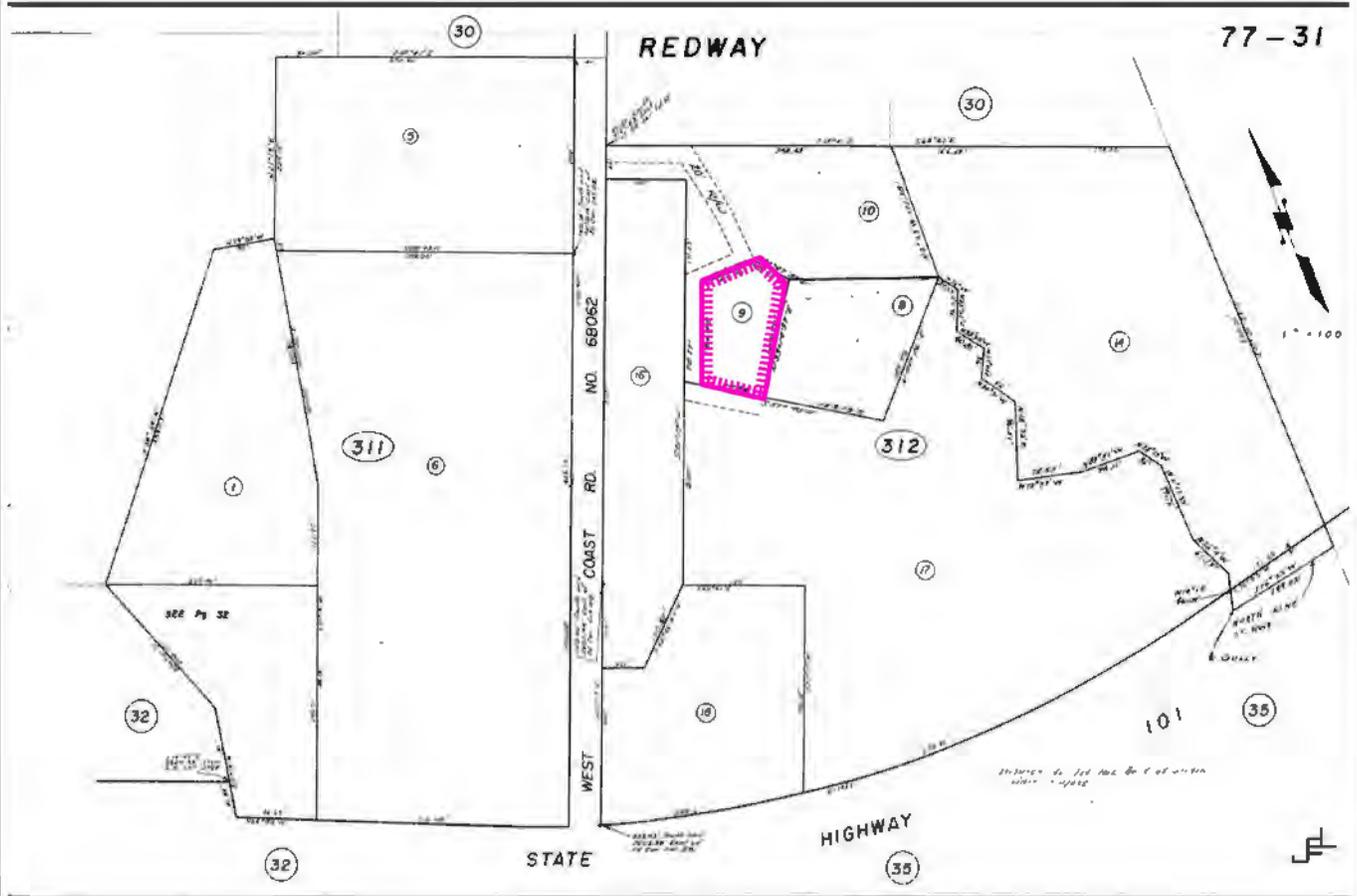
ZONING MAP

**REDWOOD RURAL HEALTH CENTER
GENERAL PLAN AND ZONING AMENDMENT
REDWAY AREA
APN:077-312-009**

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 PARCEL MAP

**REDWOOD RURAL HEALTH CENTER
GENERAL PLAN AND ZONING AMENDMENT
REDWAY AREA
APN:077-312-009**

Project Area = 

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

MAP NOT TO SCALE

ATTACHMENT 1

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

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

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

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

4. The amendment is in the public interest; and
5. The amendment is consistent with the County General Plan; and

C. Residential Density

6. The general plan amendment does not limit the number of housing units which may be constructed on an annual basis without making findings as detailed in Gov't Code §65302.8
7. The action 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 unless certain site-specific findings are made (Gov't Code §65836).

In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:

- a) is categorically or statutorily exempt; or
- b) will not have a significant effect on the environment and a negative declaration has been prepared; or
- c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Statement of findings: The following discussion identifies the evidence that supports the finding that the proposed project is consistent all the required findings.

A. General Plan Amendments

1. Public Interest. The General Plan Amendment is in the public interest if it benefits the County as whole and not just certain property owners.

Relevant Section(s)	Applicable Goals, Policies, or Standards	Evidence Supporting Finding
65358(a) of the Government Code	The amendment must be in the public interest.	The proposed General Plan Amendment to change the designation of the project site from RL to CS facilitates the expansion of healthcare services in the Garberville/Redway area, which is designated by the HPSA as a Health Professional Shortage Area. The development of parking and medical offices on the property will benefit the County as a whole and not just the property owners.

2. General Plan Consistency. The following table contains evidence that supports the finding that the project is consistent with the Policy G-P8 of the 2017 General Plan.

Relevant Section(s)	Applicable Goals, Policies, or Standards	Evidence Supporting Finding
3.4 G-P8(A) - Public Interest	The Plan Amendment must be in the public interest.	See Finding # 1 discussion above.
3.4 G-P8(B) - Guiding Principles	The Plan Amendment must meet one or more of the Guiding Principles in Section 1.4. Guiding Principle #2: "Preserve and enhance the diverse character of Humboldt County and the quality of life it offers."	The Plan Amendment will facilitate the improvement and expansion of medical services in the southern Humboldt community. This project is consistent with Guiding Principle #2 because it will enhance the quality of life of members of the southern Humboldt community through the improvement of health outcomes. The proposed Wellness Center will offer healthcare services like dedicated perinatal care and acupuncture that are not currently available in the area.

Relevant Section(s)	Applicable Goals, Policies, or Standards	Evidence Supporting Finding
<p>3.4 G-P8(C) - Consistent with the applicable goals of the Plan.</p>	<p>The Plan Amendment must be consistent with the applicable goals of the Plan.</p> <p>G-G2. Plan Maintenance. A current General Plan responsive to community needs, which is updated on a regular basis.</p>	<p>The proposed Plan Amendment is consistent with G-G2 because it responds to the community need for expanded healthcare services</p>
	<p>C-G1. Circulation System Safety and Functionality. A safe, efficient, accessible and convenient circulation system in and between cities, communities, neighborhoods, hamlets and adjoining regions taking into consideration the context-specific needs of all users, consistent with urban, suburban, rural or remote community character</p> <p>C-G2. Diverse Transportation Opportunities. A transportation system that provides the availability of options among modes of travel by considering the needs of all users in a context sensitive manner that is appropriate to urban, suburban, rural or remote community character.</p> <p>CO-G5. Open Space and Residential Development. Orderly residential development of open space lands that protects natural resources, sustains resource production, minimizes exposure to natural hazards, and seeks</p>	<p>The proposed Plan Amendment is consistent with C-G1 and C-G2 because it will divert parking from West Coast Road to the project site, allowing for greater ease and safety of access along West Coast Road for motorists, buses, bicyclists and pedestrians. Sufficient on-site parking at the RRHC facilities will allow for greater accessibility for all users.</p>

Relevant Section(s)	Applicable Goals, Policies, or Standards	Evidence Supporting Finding
	<p>to minimize the costs of providing public infrastructure and services.</p> <p>ED-G6. Competitive Quality of Life. Maintained and enhanced natural resources, recreational opportunities, quality education, vibrant town centers, access to employment, housing, retail, health care, childcare, safety, multimodal transportation, advanced telecommunications, and cultural and natural resources</p> <p>WR-G10. Storm Drainage and WR-G11. Wastewater Management.</p>	<p>The proposed plan amendment is consistent with ED-G6 because it improves access to health care within the southern Humboldt community.</p> <p>Conditions of approval include mitigation measures compliant with State water standards that would capture and control storm drainage utilizing onsite infiltration and natural drainage channels consistent with the goals WR-G10 and WR-G11.</p>
	<p>AQ-G4. Greenhouse Gas Emissions. Successful mitigation of greenhouse gas emissions associated with this Plan to levels of non-significance as established by the Global Warming Solutions Act and subsequent implementation of legislation and regulations.</p>	<p>The project will facilitate expansion of healthcare services in an underserved area, including services like perinatal care, acupuncture and nutrition that aren't currently available in the area. This will reduce high-mileage vehicle trips to healthcare providers in other population centers like Eureka, thus reducing greenhouse gas emissions</p>

B. Amendments to the Zoning Maps

4. **Public Interest.** Since the proposed Zoning Map amendment results in a property allowing expansion of healthcare services, the project is in the public interest as discussed in Finding #1 above.

5. **Consistent with the General Plan.** The project is consistent with the General Plan for reasons discussed in the findings above. In addition, the proposed Zoning Map change is consistent with the Proposed General Plan designation because the C-2 Zoning Designation allows the same uses as the CS Land Use Designation and Table 4-H of the General Plan identifies the C-2 Zone as compatible with the CS Plan designation

C. Residential Density

6. **Consistent with Gov't Code §65302.81.** If a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The following table explains how the project complies with that requirement.

Relevant Section(s)	Applicable Goals, Policies, or Standards	Evidence Supporting Finding
Gov't Code §65302	<p>Required findings:</p> <p>(a) A description of the city's or county's appropriate share of the regional need for housing.</p> <p>(b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302.</p> <p>(c) A description of how the public health, safety and welfare would be promoted by such adoption or amendment</p> <p>(d) The fiscal and environmental resources available to the local jurisdiction.</p>	<p>The County's RHNA (Regional Housing Needs Allocation) share, as well as the programs and activities to be undertaken to fulfill Section 65302 c, are detailed in the General Plan 2019 Housing Element Update. The subject parcel is not included in the Housing Element Inventory (Appendix G), so conversion of the property from residential to commercial uses will not affect the County's actions to meet its RHNA share.</p> <p>The project will directly improve public health, safety and welfare in the southern Humboldt area by facilitating the expansion of healthcare services in the area and allowing for ease of access to those services.</p> <p>The property is currently zoned for low-density residential and is developed with unmaintained landscaping and a derelict single-story residential structure. Paving the landscaped portion and constructing a single-story medical offices building will not impact the environmental resources available to the County.</p>

8. Consistent with Gov't Code §65836

The project may 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 following table explains how the project complies with that requirement.

Relevant Section(s)	Applicable Goals, Policies, or Standards	Evidence Supporting Finding
Gov't Code §65863 (also referenced as No-Net Loss)	A jurisdiction may not take any action that causes a site identified in the Housing Element inventory to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households, unless it identifies an alternative site for the allocated units.	The subject parcel is not included in the 2019 Housing Element Inventory. As such, the project will not affect the County's ability to meet its 6 th cycle Regional Housing Needs Allocation (RHNA).

Environmental Impact: An Initial Study was performed for the proposed General Plan amendment and rezone as per Sections 15063 of the California Environmental Quality Act (CEQA) Guidelines. The Initial Study finds that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made and agreed on by the applicant. Those potential impacts were evaluated, and appropriate mitigation was identified, resulting in a Mitigated Negative Declaration being prepared (SCH #2020039025). There is no evidence before the Department that the project, as mitigated, would have an adverse effect, either individually or cumulatively, on the environment. The Initial Study and Mitigated Negative Declaration are included in Attachment 3.

ATTACHMENT 2

Applicant's Evidence Supporting the Required Findings

Attachment 3 includes a list of all written evidence submitted by the applicant in support of making the required findings.

- Application Form (on file)
- Preliminary Site Plan (attached)
- Surveyor's Map (attached)
- Project Description (attached)
- Parking Lot Justification (below)
- Parking Lot Count (below)

Parking Lot Justification

Submitted 2/18/2020 by Terri Klemetson

59 Shady Grove Lane Parking Justification (tied to Wellness Center at 59 Shady Grove Lane)

Redwoods Rural Health Center (RRHC) is 1 of only 3 non-Indian health facilities in Humboldt County serving over 55,000 Medi-Cal clients and over 26,000 individuals in poverty who rely on our income-based sliding fee scale program. Other healthcare facilities discriminate based on payor type or lack of insurance, so our patient population is growing.

Issue #1: In 2018, RRHC created a new Suboxone program to address the national opioid crisis, the program pairs medically assisted treatment (MAT) with both individual and group counseling. Twice a week during Suboxone Group Counseling days, the Redwoods Rural Medical Building parking lot is so full that patients have been parking on the grassy zone above the parking spaces next to the trees lining the parking lot. Additionally, RRHC Dental has a year-waiting list for adult patients, the parking in the dental lot spills onto the street every day.

Proposed Solution: To alleviate parking overflow into the residential area surrounding our Clinic and mess on our landscaping, Redwoods Rural Health center purchased the neighboring property, 59 Shady Grove Lane so that we could build a Staff Parking Lot next door.

Access: In order to route staff vehicles off West Coast Road into the proposed Staff Parking Lot at 59 Shady Grove Lane as quickly as possible, Redwoods Rural Health Center signed an easement transfer agreement with our neighbor, Mr. Megowan for access to immediately turn left into 59 Shady Grove Lane property. That way, RRHC staff members who arrive between 7:30 - 7:50 am can drive between our dental and medical buildings to access the new Staff Parking Lot. RRHC employees currently use this easement route to park in between the two buildings, but with the expansion and relocation of the behavioral health team to the backside of the dental building, we need to use this space for patient parking.

Routing staff into the Staff Parking Lot using one defined entrance/egress path will keep the headlights along one path of travel therefore impacting fewer neighbors, additionally the new staff parking lot concept would keep staff vehicles in a fenced secure zone and make room for more patient traffic in the medical & dental parking lots.

Keeping staff out of the medical and dental parking lots gives closer access to the medical and dental buildings for elderly and disabled patients. Instead of half of our current parking lot spaces being filled with RRHC employee vehicles, our patients would get to use the medical & dental parking lots intended for them.

Issue #2: The medical parking lot is also beyond full because in 2018, RRHC started a new perinatal program, Bloom and Blossom. For the last two decades, pregnant women in Southern Humboldt have had to drive 45 minutes or more one-way North to be seen by medical professionals. The importance of the new program can not be understated and as expected, it's growing. Additionally, RRHC's acupuncture program is expanding with the addition of a second acupuncturist who began seeing patients at RRHC in the last couple months.

Proposed Solution: The proposed Wellness Center on the 59 Shady Grove Lane property would house the Bloom and Blossom Perinatal Program along with Nutrition and Acupuncture. By creating the Staff Parking Lot and Wellness Center on the property next to the medical building (101 West Coast Road shares a fence with 59 Shady

Grove Lane), pregnant women and acupuncture clients would have access to a dedicated parking lot. Thus, making it easier for pregnant women and their families to get in and out of the designated building for their appointments. Currently the medical building parking lot is full most of the time with both staff and patient vehicles, so pregnant ladies have no guarantee of easy access to the front entrance of the medical building. It will be much easier to create a clear path of travel for the perinatal clients once the Staff Parking Lot and Wellness Center are created.

Parking Lot Count

Submitted 2/18/2020 by Terri Klemetson

Building Square Footages

Medical = 5,594 sq ft. = 18.65 spaces for square footage requirement

Dental = 3,139 sq ft = 10.46 spaces for square footage requirement

Current Parking Lots – 101 West Coast Road

Medical

L: 2 ADA (8 ft - not the current required 14 ft) + 8 spaces (8 ft each)

R: 14 spaces (8ft each)

Total = 22 + 2 ADA

Dental

L: 4 + ADA + ADA + 3

R: 9

Total = 16 + 2 ADA

Between the Buildings – Admin Entrance

1 + ADA (striping is messed up) + 6

Total = 7 + 1 ADA

Employee Count

Currently we have about 26 employees in Medical and 24 in Dental but not everyone works every day.

ATTACHMENT 3

Draft Ordinance for Board of Supervisors

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT,
STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on _____, 2020

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT AMENDING SECTION 311-7 OF THE
HUMBOLDT COUNTY CODE BY REZONING PROPERTY IN THE REDWAY AREA
PLN-15571 REDWOODS RURAL HEALTH CENTER, INC.)

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying lands in the Redway area from Residential Single-Family with a Manufactured Home Combining Zone (R-1-T) to Community Commercial with a Qualified Combining Zone (C-2-Q). The area described is also shown on the Humboldt County zoning map and on the map attached as Exhibit A.

SECTION 2. ZONE QUALIFICATION. The special restrictions and regulations set forth in Section 4 herein are hereby made applicable to the property reclassified from "R-1-T" to "C-2-Q", in accordance with Humboldt County Code Section 314-32, which authorizes restriction of the C-2 zone regulations by application of the "Q" (Qualified Combining Zone).

SECTION 3. PURPOSE OF QUALIFICATIONS. The purposes of the special restrictions and regulations herein imposed on the property are to limit potential environmental impacts resulting from the conversion from a residential to commercial use, and to identify and restrict principally permitted uses to those that are consistent with adjacent residential uses.

SECTION 4. SPECIAL RESTRICTIONS. Principal permitted uses and conditionally permitted uses otherwise allowed under the C-2 (Community Commercial) Zone regulations of Humboldt County Code Section 314-2.2 shall not be allowed on the property described in Exhibit A except as provided for below:

(a) Principal Permitted Uses. Uses in paragraphs (1-3) below subject to the performance standards of paragraph (4) herein:

- (1) Professional and business offices, and commercial instruction
- (2) Caretaker's residence which is incidental to and under the same ownership as an existing commercial use
- (3) Multiple dwellings on the upper floors of multistory structures where below are establishments engaged in commercial uses
- (4) Commercial Performance Standards
 - Landscaping. Any off-street parking facilities shall

incorporate landscaping equivalent to no less than two percent (2%) of the total area devoted to such off-street parking areas and associated drive aisles. Permit approval will be conditional on the submittal of landscaping plan. The landscaping plan shall demonstrate the use of trees and vegetation to reduce or soften the visibility of nighttime lights and shall use at least 50 percent (50% native and fire-resistant species).

- Lighting. All outdoor lighting, whether installed for security, safety, signage or landscape design purposes, shall be shielded and directed to prevent illuminating areas beyond the property boundary. It shall be designed to use the lowest intensity lamp/wattage compatible with safety, and security lighting shall be designed to utilize motion-sensor technology so that lights are not on throughout the night.
- Archaeological Resources. If suspected archaeological resources are encountered during construction, the contractor shall:
 - i. Stop work within 100 feet of the find;
 - ii. Call a professional archaeologist, the representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe, the County Planning and Building Department to inform them of the discovery;
 - iii. Receive an assessment of the find from professional historic resource consultant and Tribes

If human remains are encountered:

- iv. All work shall stop and per CA Health and Safety Code Section 7050.5;
- v. The Humboldt County Coroner shall determine if the remain are of a prehistoric/historic Native American origin. If the remains are of Native American origin, the Native American Heritage Commission is responsible under Public Resources Code Section 5097.98(a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for

treatment within 48 hours of being granted access to the site."

The applicant is ultimately responsible for ensuring compliance with the previous conditions (i – v).

- Soil Erosion Control. Development shall install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site.
- Low Impact Development. Development shall install Low Impact Development features to control runoff from the site to minimize downslope water quality impacts.

(b) Uses permitted with a Use Permit:

(1) Uses in paragraph (a)(1-3) above that are not able to meet the performance standards of (a)(4) above

(2) Any use not specifically enumerated in (a)(1-3) above, if it is similar to and compatible with the uses permitted in the R-1 zone.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 20__, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Chairperson of the Board of Supervisors of the
County of Humboldt, State of California

(SEAL)

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

Deputy

EXHIBIT A
Zoning Map



Attachment 4

CEQA Initial Study and Mitigated Negative Declaration

1 PROJECT SUMMARY

Project Title

Redwood Rural Health Center General Plan Amendment and Rezone

Lead Agency Name and Address

Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484;
Phone: (707) 445-7541; Fax: (707) 445-7446

Contact Person and Number

Michael Richardson (707) 268-3723

Project Location

The project site is in the Redway Area, on an approximately 0.33 acre property known as 59 Shady Grove Lane, approximately 1,200 feet north of the intersection of Shady Grove Lane and Redwood Drive, fronting the east side of Shady Grove Lane. Assessor Parcel Number: 077-312-009

Project Sponsor's Name & Address

Applicant	Owner	Agent
Redwoods Rural Health Center Inc. Po Box 769 Redway, CA 95560 Phone: (707) 923-7520		

Existing General Plan Designation

Residential Low Density (RL); Density: 1 – 7 units per acre; Slope Stability: 2 (Moderate Stability)

Existing Zoning Designation

Residential One-Family Zone with a Manufactured Home Combining Zone (R-1-T)

Proposed General Plan Designation

Commercial Services (CS)

Proposed Zoning Designation

Community Commercial (C-2)

Description of Project

The project proposes a General Plan Amendment and Zone Reclassification to change the County's General Plan land use designation for the site from Residential Low Density (RL) to Commercial Services (CS), and to rezone the site from Residential Single Family (R-1) to Community Commercial (C-2).

The applicant operates a health clinic with offices and dental facilities on a 1.11 acre parcel immediately to the west of the project site at 101 West Coast Road (Assessor's Parcel Number (APN): 077-312-015). Its current land use designation is Commercial Services (CS), and its zoning designation is Community Commercial (C-2).

The applicant recently purchased the 59 Shady Grove Lane property (the project site) and is seeking a General Plan amendment and rezoning to accommodate the development of parking facilities to supplement the parking on the adjacent 101 West Coast Road site used by Redwoods Rural Health Center staff and customers. The applicant plans to pave and landscape the majority of the project site to accommodate 35 new parking spaces and a two-way drive aisle, connecting the property to Shady Grove Lane. The application includes an exception request to the parking standards of the zoning ordinance to allow the use of shared parking between the subject property and the adjacent RRHC facilities on APN 077-312-015.

The project site may also be used for a proposed Wellness Center, housing perinatal, nutrition and acupuncture services in a single-story structure located where there currently is a vacated single family residence.

Other Public Agencies Whose Approval Is or May Be Required (permits, financing approval, or participation agreement): Humboldt County Public Works Department, Division of Environmental Health, Building Division.

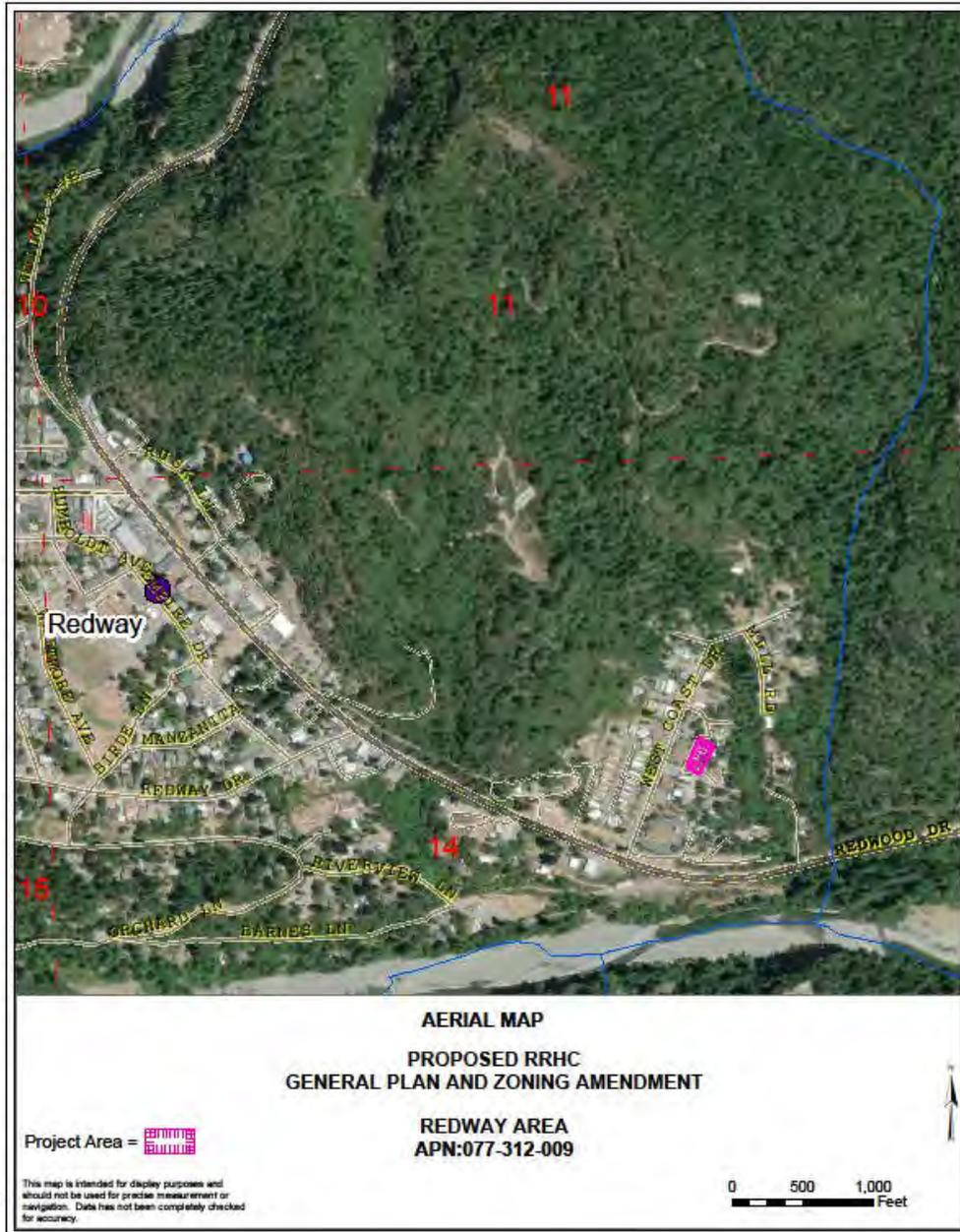
Anticipated Permits and Approvals:

- 1) Humboldt County adoption of the Mitigated Negative Declaration
- 2) General Plan Amendment and Zone Reclassification

Surrounding Land Uses and Setting

The project site is adjacent to an existing medical/dental facility providing dental care and basic health services. To the south is the office of the California Highway Patrol. To the north and east are low density residential uses including the West Coast Mobile Home Park, approximately 145 feet to the west as shown in the aerial image below.

Figure 1. Project Location Map



Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? The local tribes were given the opportunity to consult on February 18, 2020.

2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project.

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

3 DETERMINATION (TO BE COMPLETED BY LEAD AGENCY)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
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Signature:	Date:
Printed Name: Michael Richardson	For: Humboldt County Planning and Building Department

4. Evaluation of Environmental Impacts

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

(5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (California Code of Regulations, title 14 Section 15063(c) (3) (D)). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

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

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

Environmental Checklist

Checklist and Evaluation of Environmental Impacts: An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the **Checklist**, the following definitions are used:

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

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

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

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

4.1 AESTHETICS

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

Setting

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The property contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied and have a similar visual character, with landscaping including trees, shrubs and lawns. Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

The two commercial properties in the immediate vicinity are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings that are compatible with the surrounding residential visual character of the neighborhood. They also include on-site parking to accommodate staff and customers.

Analysis

a), b) Less Than Significant Impact: Important scenic vistas and resources discussed in the Humboldt County General Plan are typically associated with public views of the ocean, mountains, hills, lakes, rivers, agricultural areas, canyons, open spaces and other natural

features or historic features. There are no officially designated vista points or scenic highways in the project area.^{1, 2} No scenic resources such as trees, rock outcroppings or historic buildings will be destroyed or altered by the project.

c) Less Than Significant Impact with Mitigation Incorporated: The proposed project would include a general plan amendment and zone reclassification to change the parcel's land use to allow for a variety of commercial uses, including "Heavy Commercial." While not proposed by the applicant, these other uses would be allowed as a principally permitted use by the zone reclassification. To minimize the visual impacts of future development allowed by the zone reclassification, the uses of the C-2 zone must be limited to those already occurring on the surrounding properties. This measure is included in Mitigation Measure No. AES-1 described below.

The project proposes the construction of parking facilities in portions of the properties which currently contain vegetation and landscaping. This conversion could affect public views of the site. Mitigation Measure No. AES- 2 reduces these potential visual impacts to less than significant.

d) Less Than Significant Impact with Mitigation Incorporated: The project site is not currently lit by any streetlights or exterior lighting. The proposed project may include exterior lighting in the parking area and on the future office structure, which may be visible at night from off-site. Mitigation measure AES-3 is proposed to reduce these lighting impacts to less than significant.

Mitigation Measures

MM AES-1 Mitigation Measure No. AES-1: The zone reclassification will include the addition of a Q- Qualified combining zone which restricts commercial uses to medical and professional offices and other uses allowed in the C-2 zone that are compatible with the surrounding single-family residential use, minimizing potential aesthetic impacts of future development on the site. The uses allowed in this combining zone are visually similar to surrounding commercial establishments and generally compatible with the residential character of the neighborhood. The allowed uses will be limited to all the following:

- Professional and business offices, and commercial instruction,
- Caretaker's Residence,

¹Humboldt County. *Humboldt GIS Portal*. Available at: <http://gis.co.humboldt.ca.us>. Accessed Aug 2019.

² California Department of Transportation. *List of eligible and officially designated State Scenic Highways*.

Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways> Accessed Aug 2019.

- Apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses, and
- Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the R-1 zone.

MM AES-2 The zone reclassification will include the addition of Q – Qualified combining zone, which will require development of the new parking on the site install and maintain all landscape areas as shown in green on the site plan in Attachment A prior to the use of the parking. Appropriate trees and vegetation shall be used to reduce or soften the visibility of nighttime lights. Building permit approval will be conditional on the submittal of a landscaping plan for the landscaped areas which uses at least 50% native and fire-resistant species.

MM AES-3 - The zone reclassification will include the addition of Q – Qualified combining zone, which will require the new outdoor lighting, whether installed for security, safety, signage, or landscape design purposes, shall be shielded and directed to prevent illuminating areas beyond the property boundary. It shall use the lowest intensity lamp/wattage compatible with safety, and security lighting shall be designed to utilize motion-sensor technology so that lights are not on throughout the night.

4.2 AGRICULTURE AND FOREST RESOURCES

II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Setting

As previously mentioned, the project site is currently zoned and developed for residential purposes. The parcel is designated "Residential Low Density" (RL) in the Humboldt County General Plan and is zoned Residential One-Family (R-1). Agricultural activities are not permitted within this zoning designation. No portion of the parcel is mapped as having prime agricultural soils in Humboldt's GIS database.

The Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency has not yet mapped farmland in Humboldt County. According to the Humboldt County Web GIS mapping, the NRCS has designated this site and surrounding areas a Not-Prime Farmland. Prime Agricultural soils have not been identified on this site or in this area.

As a means of agricultural land preservation, the State Legislature enacted the California Land Conservation Act of 1965 commonly called the "Williamson Act." Under the Act, property owners may enter into contracts with the County to keep their lands in agricultural production for a minimum of 10 years, in exchange for property tax relief. Lands covered by Williamson Act contracts are assessed based on their agricultural value instead of their potential market value under non-agricultural uses and are known as "Agricultural Preserves." According to Humboldt County Web GIS mapping, there is no Williamson Act contract for the project site.

The Z'berg-Warren-Keene-Collier Forest Taxation Reform Action 1979 requires counties to provide for the zoning of land used for growing and harvesting timber as timberland preserve. The project site is not zoned for timber harvest and the parcel is not suitable for timber harvest.

Analysis

a) – e) No Impact: Neither the subject property nor adjacent lands are within a Williamson Act contract nor mapped as prime agricultural soils. The lands were converted to residential uses with prior General Plans decades ago. The site does not contain unique farmland and is not used for agricultural purposes. The neighborhood is characterized by urban mixed commercial and residential development with services provided by the Redway Community Services District. The proposed zone reclassification infills an established development pattern. General agriculture is not a use allowed in the R-1 zone, nor are there any intensive agricultural uses in the immediate vicinity. The Department finds no evidence that the project will result in a significant adverse impact on agricultural resources.

4.3 Air Quality

III. AIR QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project site is in Humboldt County, which lies within the North Coast Air Basin (NCAB). The NCAB extends for 250 miles from Sonoma County in the south to the Oregon border. The climate of NCAB is influenced by two major topographic units: the Klamath Mountains and the Coast Range provinces. The climate is moderate with the predominant weather factor being moist air masses from the ocean. Average annual rainfall in the area is approximately 50 to 60 inches with the majority falling between October and April. Predominant wind direction is from the northwest during summer months and from the southwest during winter storm events.

Project activities are subject to the authority of the North Coast Unified Air Quality Management District (NCUAQMD) and the California Air Resources Board (CARB). NCUAQMD is listed as "attainment" or "unclassified" for all the federal and state ambient air quality standards except for the state 24-hour particulate (PM10) standard, which relates to concentrations of suspended airborne particles that are 10 micrometers or less in size.

In determining whether a project has potentially significant air quality impact on the environment, agencies often apply their local air district's thresholds of significance to project impacts in the review process. The District has not formally adopted specific significance thresholds, but rather utilizes the Best Available Control Technology (BACT) emissions rates for stationary sources as defined and listed in the NCUAQMD Rule and Regulations, Rule 110 - New Source Review (NSR) and Prevention of Significant Deterioration (PSD), Section 5.1- BACT (pages 8-9), (NCUAQMD, 2018).

Sensitive receptors near the project site primarily include single family residences 215± feet to the north and 100± feet to the east. There are two mobile home parks within 200 feet of the site: Shady Grove Mobile Home Park to the south and West Coast Mobile Home Park to the west.

Analysis

The proposed zone reclassification would result in replacing a single family residence with commercial office uses similar to the other commercial uses on adjacent properties and would not: (1) obstruct implementation of the applicable air quality plan; (2) violate air quality standards; (3) contribute substantially to an existing or projected air quality violation; (4) expose sensitive receptors to substantial pollutant concentrations; or (5) create objectionable odors.

4.4 Biological Resources

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

As previously mentioned, the project site is currently zoned and developed for residential purposes. The parcel is designated "Residential Low Density" (RL) in the Humboldt County General Plan and is zoned Residential One-Family (R-1). No portion of the parcel is mapped as having biological resources in Humboldt's GIS database.

Analysis

a) – f) **Less Than Significant:** Given the disturbed nature of the site and surrounding area, the site does not contain suitable habitat for sensitive species. There are no wetlands or wetland habitat present on the site. The project does not involve any development within a streamside management area. The project site is not within an adopted or proposed habitat conservation plan. The area is developed to urban residential levels. The Department finds no evidence that the project will result in a significant adverse impact on biological resources.

4.5 CULTURAL RESOURCES

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

Setting

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The property has been used for residential purposes for decades and has been extensively disturbed over the years. It contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied and Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

Two adjacent commercial properties are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings and on-site parking to accommodate staff and customers.

Analysis

a) Less Than Significant Impact: No historical resources have been documented on site. The site is currently developed with a single family residence and accessory buildings that show no evidence of being considered a historical resource, therefore, the project will have no impact on historical resources defined in California Environmental Quality Act (CEQA) §15064.5.

b) - c) Less Than Significant with Mitigation Incorporated: The project was referred to the Northwest Information Center (NWIC) and all the tribes in the County. Given the disturbance that has already occurred on the site and the small footprint of the proposed new development (0.33 acres) it is unlikely the project will affect any archaeological resource. Nonetheless, mitigation is incorporated requiring a Q – Qualified zone which provides that if archaeological resources are encountered during construction activities, the contractor will execute Mitigation Measure No. CU-1. by halting construction and coordinating with a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines and appropriate tribes so resources can be evaluated so that there is not a substantial adverse change in the significance of an archaeological resource. The project is similarly not expected to disturb any human remains, including those interred outside of formal cemeteries. However, implementation of Mitigation Measure No. CU-1 has been included to ensure human remains are not disturbed inadvertently during construction activities.

Mitigation Measures

MM CU-1 Mitigation Measure No. CU-1: The zone reclassification will include the addition of Q - Qualified combining zone, which will require that if archaeological resources are

encountered during construction activities, the contractor will halt construction and coordinate with a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines and appropriate tribes so archaeological resources can be evaluated to ensure there is not a substantial adverse change in the significance of an archaeological resource or disturbance of buried human remains. Specifically, the Q-zone requires:

“If suspected archaeological resources are encountered during the development of the project: 1. Stop work within 100 feet of the find; 2. Call a professional archaeologist, the representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe, the County Planning and Building Department to inform them of the discovery; 3. The professional historic resource consultant and Tribes will coordinate and provide an assessment of the find and determine the significance and recommend next steps.

“If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5; 2. Call the Humboldt County Coroner at (707) 445-7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours; 4. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.”

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

4.6 Energy

VI. ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Setting

As described in the justification for the proposed project in Attachment B, the Redwoods Rural Health Care facility is very popular. Their Medical Team has been expanding programs to meet the Southern Humboldt community need. In 2018, they started a Suboxone/Medically Assisted Treatment program that works to address opioid addiction with both medicine and mandated counseling. Additionally, their Medical Team started a new Perinatal program, and it's the first time pregnant mothers can see providers in southern Humboldt in decades. The new programs bring more patients and more vehicles to the RRHC site in Redway reducing the length of their commute to the more densely populated and served areas of the County in the Humboldt Bay region. This results in reduced energy consumption used for transportation.

Their Dental Department is booked out for months because RRHC is 1 of only 3 facilities in Humboldt serving over 55,000 Medi-Cal clients and over 26,000 individuals in poverty who rely on our income-based sliding fee scale program. Since the restoration of adult dental services in 2014, Redwoods Rural Health Center has experienced tremendous demand for services. They turn patients away every day because the dental schedule is completely full. The dental programs divert Southern Humboldt patients from the Humboldt Bay area to the RRHC site in Redway reducing the length of their commute and thereby reducing their energy consumption.

The project will result in short-term energy consumption during the construction phase, with long-term energy consumption associated with the ongoing use of the commercial offices.

Analysis

a, b) Less Than Significant Impact: The construction phase is not anticipated to utilize excessive energy and the offices will be constructed compliant with the energy requirements of Title 24 of the Building Code. The new offices are expected to reduce the number of vehicle miles travelled by Southern Humboldt residents because their programs divert Southern Humboldt patients from the Humboldt Bay area to the RRHC site in Redway reducing their energy consumption. Therefore, a less than significant impact will occur.

4.7 GEOLOGY AND SOILS

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The County’s Web GIS shows there are no earthquake faults in the area. While the WebGIS shows the area has slopes with “moderate instability”, the site is relatively flat so there are not likely to be unstable soils on the site. There are no historic landslides or areas of liquefaction shown on the WebGIS. Development of the proposed parking area will involve limited grading which will remove most of the vegetative cover and expose the underlying soil to potential erosion during periods of intense rainfall. The site is served by the Redway Community Services District so no septic tanks or leachfields are proposed. The site has already been disturbed because of the existing single-family use and adjacent commercial uses, so there are not likely to be any paleontological resources disturbed by the project.

Analysis

a) i – iv) Less Than Significant impact: No exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death will occur because the project site is not located on or near an earthquake fault so there is unlikely to be any ground rupture, seismic shaking or seismic-related ground failure. Similarly, the site is flat so there is unlikely to be any risk of landslides.

b) Less Than Significant Impact with Mitigation Incorporated: The project proposes the construction of future parking lot, road and other site development in portions of the site which currently contain vegetation. Mitigation Measure No. G-1 is proposed to reduce to less than significant the potential loss of soil due to erosion impacts by requiring the use of appropriate Best Management Practices (BMPs) which will prevent soil erosion and loss of topsoil from the site.

c) – d) **Less Than Significant impact:** The site is already developed with a single family residence and based on as site inspection, there is no evidence of unstable geologic features or expansive soils. The site is relatively flat, so it is unlikely to potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

e) **No impact:** The site is served by public water so there is no need for septic systems.

f) **Less Than Significant impact:** The site has already been disturbed because it has been developed with a single family residence and there are adjacent commercial uses that disturbed the areas immediately adjacent to the site. There are no known paleontological resources or unique geologic features on site. Accordingly, the proposed project is not likely to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation Measures

MM GS-1 Mitigation Measure No. GS-1: The zone reclassification will include the addition of Q – Qualified combining zone, which will require development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction, and to install Low Impact Development features to control runoff from the site into the future to minimize downslope water quality impacts.

8. GREENHOUSE GAS EMISSIONS

VIII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

In 2002 the California legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted law requiring the California

Air Resources Board (CARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 et seq.). In 2006, the California Global Warming Solutions Act (Assembly Bill 32) definitively established the state’s climate change policy and set GHG reduction targets (health & Safety Code §38500 et sec.), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. While methodologies to inventory and quantify local GHG emissions are still being developed, recommendations to reduce residential GHG emissions include promoting energy efficiency in new development.

Analysis

a) Less than Significant Impact: The proposed zone reclassification would provide a parking area to accommodate new dental and medical health programs at the neighboring RRHC facility and new offices to supplement those programs. These new services are expected to reduce the number of vehicle miles travelled by Southern Humboldt residents because their programs divert Southern Humboldt patients from the Humboldt Bay area to the RRHC site in Redway reducing their vehicle miles per trip. With a reduction in vehicle miles travelled, there will be less fossil fuels consumed, so the proposed project is expected to reduce GHG emissions.

b) Less than Significant Impact: Currently there is no adopted plan or policy in the County specifically related to greenhouse gas emissions. The January 2012 Draft Climate Action Plan of the Humboldt County General Plan Update has been approved by the Planning Commission but has not been adopted by the Board of Supervisors. Therefore, no impact would occur.

4.9 HAZARDS AND HAZARDOUS MATERIALS

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or has characteristics defined as hazardous by a federal, state, or local agency. Chemical and physical properties such as toxicity, ignitability, corrosiveness, and reactivity cause a substance to be considered hazardous. These properties are defined in the California Code of Regulations (CCR), Title 22, §66261.20-66261.24. A “hazardous waste” includes any hazardous material that is discarded, abandoned, or will be recycled. Therefore, the criteria that render a material hazardous also cause a waste to be classified as hazardous (California Health and Safety Code, §25117). According to this definition, fuels, motor oil, cleaning solvents, and lubricants typically used during construction, in addition to household cleaning supplies, could be considered hazardous.

Analysis

a) – b) Less Than Significant impact: Future development on the site may require the routine transport, use, or disposal of hazardous materials common to residential and commercial development, as well as the grading and construction process, such as gasoline, diesel fuel, hydraulic fluids, oils, and lubricants, in addition to cleaning solvents and household cleaning supplies. However, the types and quantities of hazardous materials to be used are not expected to pose a significant risk to the public and/or environment and would be managed in accordance with federal, state, and local regulations. Since the transport, use, and storage of any hazardous materials at the site would be required to be conducted in accordance with all federal, state, and local regulations, a less than significant impact would occur.

The project Site does not include any known hazardous waste sites, as mapped by the State Water Resources Control Board (SWRCB), the California Department of Toxic Substances Control (DTSC) or SWRCB's GeoTracker database.

c) No impact: The project site is more than one-quarter mile of any existing school.

d) No impact: The site has not been identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or environment. A records search was conducted using the State Water Resources Control Board's (SWRCB) GeoTracker database and the State of California Department of Toxic Substance Control's (DTSC) EnviroStor database. Since no hazards waste or materials sites have been identified on the Site, no impact would occur.

e) No impact: The nearest airport to the project site is the Garberville Airport, located approximately 3.6 miles southwest of the site. Since the site is not in the vicinity of a private or public airstrip and is not subject to an airport land use plan, no impact would occur.

f) No impact: The County of Humboldt has an adopted Emergency Operations Plan, dated March 2015, which was prepared "in an effort to ensure efficient coordination amount all political subdivisions of government and most effect use of all resources for the maximum benefit and protection of the population, in times of emergency" (Humboldt County Sherriff's Office, 2015). The proposed project would not have a significant impact on the County's Emergency Operations Plan, since the site has been slated for development and zoned for residential use since at least 1985 under the Garberville/Redway/Alderpoint/Benbow Community Plan, the proposed project would not increase the allowable density for the site, and anticipated future development at the site would be designed to current standards with suitable road widths and turn radii to accommodate emergency vehicles. A less than significant impact would occur.

g) No impact: Per the County of Humboldt’s WebGIS mapping, the entire site is designated as having a “High Fire Hazard Severity” rating. No known fires have been recorded or have occurred at the Site between 1900 and 2016 (Web GIS). Future development would be required to meet state and local standards for defensible space and emergency access. By meeting current standards and design requirements, a less than significant impact would occur.

4.10 HYDROLOGY AND WATER QUALITY

X. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The topography is relatively flat at the project site and slopes steeply approximately 300 feet to the east towards an unnamed stream which runs through a culvert underneath Redwood Drive and into the South Fork Eel River a short distance later. As shown on Humboldt County Web GIS, the Site is not located within a tsunami inundation zone and is not located within a 100-year flood zone. The County of Humboldt is responsible for storm drainage within all unincorporated areas of the County; however, the majority of the County does not have stormwater conveyance systems, but rather follows a more natural drainage pattern before either infiltrating or entering a waterway.

Analysis

a) Less Than Significant impact: Potential water quality impacts from soil erosion are mitigated by Mitigation Measure No. GS-1 which describes how a Q-zone will be applied to the property that includes a requirement that development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction, and to install Low Impact Development (LID) features to control runoff from the site into the future to minimize downslope water quality impacts.

b) Less Than Significant impact: Future development anticipated as a result of the proposed project would increase the amount of impervious surfaces. However, the incorporation of LID elements into the future site design will retain runoff and stormwater on-site thereby minimizing impacts to groundwater recharge, reducing this potential impact to less than significant levels.

c) i) Less Than Significant impact: Potential soil erosion resulting from the project is mitigated to less than significant levels by Mitigation Measure No. GS-1 which describes how a Q-zone will be applied to the property that includes a requirement that development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction.

c) ii) – iii) Less Than Significant impact: Potential increases in the rate or amount of surface runoff resulting from the project is mitigated to less than significant levels by Mitigation Measure No. GS-1 which describes how a Q-zone will be applied to the property that includes a requirement that development of the site install Low Impact Development features to control runoff from the site which will prevent flooding on- or off-site. The Department finds no

evidence that the proposed project would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

c) iv) No impact: The project site is currently fairly flat and minimal grading will be necessary to develop the site with parking and offices, so there is no potential impact from redirecting flood flows.

d) No impact: According to the County’s WebGIS the project site is not located within a flood hazard zone. The site is also not subject to seiche, mudflow, or tsunami hazard, nor is the project site located within the coastal zone.

e) No impact: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, as there are no such plans applicable to the site. No impact would occur.

4.11 LAND USE AND PLANNING

XI. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The property contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied with single family homes. Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

The two commercial properties are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings that

are compatible with the surrounding residential character of the neighborhood. They also include on-site parking to accommodate staff and customers.

Analysis

a) No Impact: The proposed project would not physically divide an established community. As described above, the site is currently developed with a single family residence. The proposed parking lot will include improvements to the access between the subject property and West Coast Road.

b) Less Than Significant Impact: The proposed zoning would encourage commercial use of the property rather than residential use. There is no change in the environmental protections that apply to the site.

4.12 MINERAL RESOURCES

XII. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The project proposes a General Plan Amendment and Zone Reclassification to change the County’s General Plan land use designation for the site from Residential Low Density (RL) to Commercial Services (CS), and to rezone the site from Residential Single Family (R-1) to Community Commercial (C-2). There are no known mineral resources of significance on the Site that would be made unavailable by the proposed project.

Analysis

a) – b) No Impact: The Site and surrounding areas do not contain mineral resources that are of value locally, to the region, or to residents. The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general

plan, specific plan, or other land use plan, as the Site is not identified as a locally important mineral resource recovery site. No impact would occur.

4.13 NOISE

XIII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. Currently, the main sources of noise at the Site are existing vehicular traffic on West Coast Road. Future development at the site would result in temporary construction noise, permanent minor operational noise, and increased traffic associated with anticipated future commercial development at the site. During the construction phase, temporary construction noise would be generated during normal business hours and/or when construction is occurring, which has the potential to impact the existing uses adjacent to the site, including existing residences and nearby school facilities.

Analysis

a), b) Less Than Significant Impact: Noises generated by the proposed project will result in a temporary increase during construction because the proposed project may require the use of heavy equipment (excavator, grader, loader and backhoe). The initial clearing and grading of the site would require falling trees and using heavy equipment to grade the site. These activities and associated construction equipment would cause temporary increases in noise in

the vicinity of the project and on nearby sensitive receptors; however, these impacts would only be associated with construction and would be temporary in nature. The construction does not include equipment that would result in ground borne vibration that is unique to this project – most construction in the area uses heavy equipment to grade the site. These activities are consistent with the current uses at the site and no permanent change in noise from the existing conditions would result from this project.

c) Less Than Significant Impact: The project site is approximately 2.1 miles from the Garberville County Airport. The site is outside of any compatibility planning area. The noise impacts associated with the airport are not anticipated to be excessive. Therefore, noise impacts will not expose people residing or working in the project area to excessive noise levels - they will remain less than significant.

4.14 POPULATION AND HOUSING

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

Setting

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The nearby residential properties are occupied. Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west. The project site is a property with an existing single-family residence that has not been lived in for years.

The two commercial properties in the immediate vicinity are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings. They also include on-site parking to accommodate staff and customers.

Analysis

a), b) Less Than Significant Impact: The proposed project accommodates existing service needs in the Southern Humboldt Community. As described in the justification for the project, the existing adjacent RRHC facility on the adjacent property experiences parking shortages because the services they offer are in such demand. The proposed project seeks to reduce the existing parking issues at the RRHC site by expanding the parking area at the project site. The project is consistent with the population growth projections for the area in the 2017 General Plan.

The project will result in the loss of a housing unit when the existing home on the site is demolished and replaced with a commercial office. The project will not displace significant numbers of people because the house being demolished in the future has not been occupied for several years and is in such a state of disrepair that it is not liveable.

4.15 PUBLIC SERVICES

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

Setting

Public services within the Redway area are provided by a variety of agencies. Redway CSD provides water and sewer services. Humboldt County provides law enforcement and parks, Redway Fire Protection District provides fire protection, and Redway Elementary School provides education.

Analysis

a) - e) Less Than Significant Impact: The proposed project accommodates existing health service needs in the Southern Humboldt area. It will result in the improvement of a 33-space parking lot and replacement of the existing single family residence with a commercial building occupying a similar footprint (approximately 2,500 square feet in size). This action is not likely to impact services provided for fire protection, police protection, schools, parks or other public facilities such that new facilities are required to be built.

4.16 RECREATION

XVI. RECREATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. Within the County, there is a large amount of county, state, and national parks. As noted in the 2017 General Plan, more than 20 percent of the County’s 2.3 million acres are protected open space. The project site is within 3 miles of the Southern Humboldt Community Park, a 405 acre facility that provides a variety of recreational uses.

Analysis

a) - b) Less Than Significant Impact: The proposed project accommodates existing health service needs in the Southern Humboldt area. It will result in the improvement of a 33-space parking lot and replacement of the existing single family residence with a small commercial building approximately 2,500 square feet in size. This action is not likely to impact the use of existing neighborhood or regional parks, or result in the need for new parks because it will not

result in any population increase and will involve only a small increase in commercial office space (2,500 square feet).

4.17 TRANSPORTATION

XVII. Transportation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. Access to the site would be through an existing parking lot off of West Coast Road at the RRHC facility.

Analysis

a) - d) Less Than Significant Impact: The proposed project accommodates existing health service needs in the Southern Humboldt area. It will result in the improvement of a 33-space parking lot and replacement of the existing single family residence with a small commercial building approximately 2,500 square feet in size. This action is not likely to change traffic patterns or demand in the area. The Department finds there is no evidence that the project will exceed the level of service standard, will result in a change in air traffic patterns, will result in vehicle miles traveled beyond that expected, will result in inadequate emergency access, inadequate access to nearby uses or inadequate parking capacity; or will conflict with adopted policies supporting transportation. The project site is approximately 3.1 miles northeast of the Garberville County Airport, the closest airport.

4.18 TRIBAL CULTURAL RESOURCES

XVIII. Tribal Cultural Resources.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane. The property has been used for residential purposes for decades and has been extensively disturbed over the years. It contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied and Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

Two adjacent commercial properties are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-floor office buildings and on-site parking to accommodate staff and customers.

Analysis

a) - c) Less Than Significant Impact: The project was referred to the Northwest Information Center (NWIC) and all the tribes in the County. Given the disturbance that has already occurred on the site and the small footprint of the proposed new development (0.33 acres) it is unlikely the project will affect any archaeological resource. Nonetheless, mitigation is incorporated requiring a Q – Qualified zone which provides that if archaeological resources are encountered during construction activities, the contractor will execute Mitigation Measure No. CU-1. by halting construction and coordinating with a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines and appropriate tribes so resources can be evaluated so that there is not a substantial adverse change in the significance of an archaeological resource.

4.19 UTILITIES AND SERVICE SYSTEMS

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

Setting

The project site is served by community water and sewer provided by the Redway Community Services District. The parcel is relatively flat. The County of Humboldt is responsible for storm drainage within all unincorporated areas of the County; however, the majority of the County does not have stormwater conveyance systems, but rather follows a more natural drainage pattern before either infiltrating or entering a waterway. Once anticipated future development is proposed for the site, preliminary and final drainage plans would be prepared and submitted to the County for review and approval. It is anticipated that drainage would be retained on-site using Low Impact Development (LID) elements and other methods to prevent impacts to the County's storm drain system and to comply with the requirements of Mitigation Measure No. GS-1 which describes how a Q-zone will be applied to the property that includes a requirement that development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction, and to install Low Impact Development (LID) features to control runoff from the site into the future to minimize downslope water quality impacts.

Solid waste service within the County of Humboldt is managed by the Humboldt Waste Management Authority (HWMA), which was established by a Joint Powers Agreement comprised of the County of Humboldt and the Cities of Arcata, Blue Lake, Eureka, Ferndale, and Rio Dell in 1999. Solid waste and recycling collection services within the County are provided by private companies; within the City of Eureka and surrounding area, including the Site, solid waste collection service is provided by Recology Humboldt County. The regional disposal location for the member agencies and the general public is the Hawthorne Street Transfer Station, which receives approximately 60,000 tons of municipal solid waste annually from residents all over the County

Analysis

a) - c) Less Than Significant impact: The Redway CSD responded to the project requesting mitigation to protect the area's water quality. Specifically, they said, "Regarding PLN-2019-15571, the proposed project/zoning changes will not significantly impact water/wastewater usage in Redway. The Redway CSD Board of Directors is generally supportive of Redwoods Rural and their activities. The primary concern that I see is impacts to stormwater, infiltration and transpiration resulting from paving significant areas that are historically landscaped and the impacts to the storm sewer system in Redway (County Public Works maintained). I would like to see detention and infiltration pond (or similar) built into the final plan for the property." Given the lack of drainage facilities around the site, the proposed development of a parking lot and small commercial office building will be required to retain and infiltrate all runoff

generated by the 100-year, 24-hour storm event onsite. Stormwater detention as well as Low Impact Development (LID) techniques will be utilized as part of the improvement plans submitted to Public Works in order to comply with Mitigation Measure No. GS-1. The Division of Public Works reviewed the project and did not identify any drainage issues. The Department finds the project impact to be less than significant.

d) Less Than Significant impact: Humboldt Waste Management Authority (HWMA) is a Joint Powers Authority made up of the following municipalities: Arcata, Blue Lake, Eureka, Ferndale, Rio Dell, and Humboldt County. There are no active local landfills within the County. HWMA manages the transport of solid waste for disposal at either the Anderson Landfill in Shasta County, California or the Dry Creek Landfill in Medford, Oregon.

As noted above, waste collected at the Hawthorne Street Transfer Station is eventually transferred to two possible locations: the Anderson Landfill in Anderson, California, or the Dry Creek Landfill, located in Eagle Point, Oregon. The Anderson Landfill has a daily permitted disposal of approximately 1,018 tons per day, and a remaining capacity of about eight million tons. Under current conditions, the Anderson Landfill is not expected to close until 2036. The Dry Creek Landfill has a remaining capacity of approximately 50 million tons. The Dry Creek Landfill has been estimated to have the remaining disposal capacity to provide for its current service area for another 75 to 100 years. Since future development anticipated at the site would be expected to generate solid waste quantities consistent with typical residential and commercial uses, both landfills are anticipated to have sufficient capacity to serve the proposed project. A less than significant impact would occur.

e) Less Than Significant impact: HWMA contracts with Recology Humboldt County for solid waste pick-up in the City of Eureka and outlying areas of the County and would be anticipated to serve the anticipated future residential and commercial development at the Site. Since both HWMA and Recology Humboldt County are required to operate in conformance with all federal, state, and local statutes and regulations related to solid waste, no impact would occur.

4.20 WILDFIRE

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

Setting

Per the County of Humboldt’s WebGIS mapping, the entire site is designated as having a “High Fire Hazard Severity” rating. No known fires have been recorded or have occurred at the Site between 1900 and 2016 (Web GIS). The project site is in between developed commercially property along West Coast Road and low density residential uses served by Shady Grove Lane. The property contains unmaintained landscaping, a gravel driveway and a derelict, unoccupied single-family dwelling occupying the northern portion of the lot. The nearby residential properties are occupied and have a similar character, with landscaping including trees, shrubs and lawns. Other residential uses in the vicinity include West Coast Mobile Home Park, approximately 145 feet to the west.

The two commercial properties in the immediate vicinity are sites for the Redwood Rural Health center adjacent to the west property line of the project site, and the California Highway Patrol Garberville Area offices approximately 130 feet to the South. These properties include single-

floor office buildings. Since the project Site is located within the SRA, anticipated future development at the site would be subject to the County's fire safe regulations, as enumerated in Division 11 (Fire Safe Regulations) of Title III (Land Use and Development) of the Humboldt County Code, which specify design standards pertaining to emergency access, signing and building numbers, emergency water standards, and fuel modification standards.

Analysis

a) Less Than Significant Impact: The proposed project would not be anticipated to impact an adopted emergency response plan or emergency evacuation plan. Future commercial development is anticipated at the site and would be located immediately adjacent to existing roads. Since future development would be required to meet state and local standards for defensible space and emergency access, a less than significant impact would occur.

b) Less Than Significant Impact: The project site is relatively flat. As previously discussed, because the project site is located within the SRA, anticipated future development at the site would be subject to the County's fire safe regulations, as enumerated in Division 11 (Fire Safe Regulations) of Title III (Land Use and Development) of the Humboldt County Code, which specify design standards pertaining to emergency access, signing and building numbers, emergency water standards, and fuel modification standards. Compliance with these standards would result in a less than significant impact.

c) Less Than Significant Impact: Once development is proposed at the site, it would be required to be designed and maintained in accordance with all rules and regulations, including the County's fire safe regulations, which specify design standards pertaining to emergency access, signing and building numbers, emergency water standards, and fuel modification standards. The site is currently served by electricity, water, and wastewater service. During future grading and construction on the Site, appropriate best management practices (BMPs) would be used to prevent erosion and sedimentation of the construction site(s) and to prevent storm runoff from carrying pollutants to nearby wetlands, streams, and sensitive habitats (see Mitigation Measure GS-1).

d) Less Than Significant Impact: The proposed project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of run-off, post-fire slope instability, or drainage changes. The project site is relatively flat, so it is not likely to increase risks of downstream flooding or landslides.

Once anticipated future development is proposed for the Site, preliminary and final drainage plans would be prepared and submitted to the County for review and approval. It is anticipated that drainage would be retained on-site using Low Impact Development (LID) elements and

other methods to prevent impacts to the County’s storm drain system. A less than significant impact would occur.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

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

Setting

The project proposes replacement of an existing single family home with a similarly sized commercial office building and development of parking areas to serve the adjacent commercial uses. The project site is in between commercially zoned property along West Coast Road and low density residential uses served by Shady Grove Lane.

Analysis

a) Less Than Significant Impact: The proposed project would not substantially degrade the quality of the environment. The future commercial development anticipated at the site would be

consistent with surrounding development and the site is currently developed with a single family residence.

There is no evidence that the proposed project would substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. Drainage would be retained on-site using Low Impact Development (LID) elements and other methods (per Mitigation Measure GS-1) to prevent impacts to the County's storm drain system and downstream water quality.

There is no evidence the project would threaten to eliminate a plant or animal community or reduce the number or restrict the range of a rare or endangered plant or animal. There is no evidence that the proposed project would eliminate important examples of the major periods of California history or prehistory and protocols are in place in the event unrecorded archaeological, paleontological, or tribal cultural resources, or human remains are encountered during build-out of the site (see Mitigation Measure CU-1). A less than significant impact would occur.

b) – c) Less Than Significant Impact: As with any development or operation, the project would contribute incrementally to a variety of potential impacts; however, since all potential impacts could be reduced to a less-than-significant level, this contribution is less than significant and is not "cumulatively considerable". Since all potential impacts associated with the proposed project would be mitigated to a less-than-significant level, the proposed project would not have environmental effects that would cause substantial adverse effects on humans, either directly or indirectly, and a less than significant impact would occur.

Proposed Mitigation Measures, Monitoring, and Reporting Program

Visual Resources

Mitigation Measure No. AES-1: The zone reclassification will include the addition of a Q-Qualified combining zone which restricts commercial uses to medical and professional offices and other uses allowed in the C-2 zone that are compatible with the surrounding single-family residential use, minimizing potential aesthetic impacts of future development on the site. The uses allowed in this combining zone are visually similar to surrounding commercial establishments and generally compatible with the residential character of the neighborhood. The allowed uses will be limited to all the following:

- Professional and business offices, and commercial instruction,
 - Caretaker's Residence,
 - Apartments on the upper floors of multistory structures where below are establishments engaged in commercial uses, and
 - Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the R-1 zone.
- *Timing for Implementation/Compliance:* Upon approval of the Zone Reclassification by the Board of Supervisors.
 - *Person/Agency Responsible for Monitoring:* Humboldt County Planning and Building Department.
 - *Monitoring Frequency:* Once.
 - *Evidence of Compliance:* Adopted Board of Supervisors ordinance.

Mitigation Measure No. AES-2 The zone reclassification will include the addition of Q combining zone, which will require development of the new parking on the site install and maintain all landscape areas as shown in green on the site plan in Attachment A prior to the use of the parking. Appropriate trees and vegetation shall be used to reduce or soften the visibility of nighttime lights. Building permit approval will be conditional on the submittal of a landscaping plan for the landscaped areas which uses at least 50% native and fire-resistant species.

- *Timing for Implementation/Compliance:* Adoption of the Q Zone: Upon approval of the Zone Reclassification by the Board of Supervisors. Installing and maintaining landscaping: Prior to use of the parking areas.
- *Person/Agency Responsible for Monitoring:* Humboldt County Planning and Building Department

- *Monitoring Frequency:* Adoption of the Q Zone: Once. Installing and maintaining landscaping: Prior to use of the parking areas.
- *Evidence of Compliance:* Adoption of the Q Zone: Adopted Board of Supervisors ordinance. Installing and maintaining landscaping: Visible evidence.

Mitigation Measure No. AES-3 - The zone reclassification will include the addition of Q – Qualified combining zone, which will require the new outdoor lighting, whether installed for security, safety, signage, or landscape design purposes, shall be shielded and directed to prevent illuminating areas beyond the property boundary. It shall use the lowest intensity lamp/wattage compatible with safety, and security lighting shall be designed to utilize motion-sensor technology so that lights are not on throughout the night.

- *Timing for Implementation/Compliance:* Adoption of the Q Zone: Upon approval of the Zone Reclassification by the Board of Supervisors. Installing compliant outdoor lighting: Prior to use of the parking areas.
- *Person/Agency Responsible for Monitoring:* Humboldt County Planning and Building Department
- *Monitoring Frequency:* Adoption of the Q Zone: Once. Installing compliant outdoor lighting: Prior to use of the parking areas.
- *Evidence of Compliance:* Adoption of the Q Zone: Adopted Board of Supervisors ordinance. Installing compliant outdoor lighting: Visible evidence.

Cultural Resources

Mitigation Measure No. CU-1: The zone reclassification will include the addition of Q – Qualified combining zone, which will require that if archaeological resources are encountered during construction activities, the contractor will halt construction and coordinate with a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines and appropriate tribes so archaeological resources can be evaluated to ensure there is not a substantial adverse change in the significance of an archaeological resource or disturbance of buried human remains. Specifically, the Q-zone requires:

“If suspected archaeological resources are encountered during the development of the project: 1. Stop work within 100 feet of the find; 2. Call a professional archaeologist, the representatives from the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe, the County Planning and Building Department to inform them of the discovery; 3. The professional historic resource consultant and Tribes will coordinate and provide an assessment of the find and determine the significance and recommend next steps.

“If human remains are encountered: 1. All work shall stop and per CA Health and Safety Code Section 7050.5; 2. Call the Humboldt County Coroner at (707) 445-7242; 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours; 4. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.”

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

- *Timing for Implementation/Compliance:* Adoption of the Q Zone: Upon approval of the Zone Reclassification by the Board of Supervisors. Procedural requirements to protect cultural resources: Throughout project construction
- *Person/Agency Responsible for Monitoring:* Adoption of the Q Zone: Humboldt County Planning and Building Department. Procedural requirements to protect cultural resources: Applicant and successors.
- *Monitoring Frequency:* Adoption of the Q Zone: Once. Procedural requirements to protect cultural resources: Throughout project construction
- *Evidence of Compliance:* Adoption of the Q Zone: Adopted Board of Supervisors ordinance. Procedural requirements to protect cultural resources: Visible evidence.

Geology and Soils

Mitigation Measure No. GS-1: The zone reclassification will include the addition of Q – Qualified combining zone, which will require development of the new parking on the site install best management practice soil erosion control techniques during construction to minimize the transport of soil from the site during construction, and to install Low Impact Development features to control runoff from the site into the future to minimize downslope water quality impacts.

- *Timing for Implementation/Compliance:* Adoption of the Q Zone: Upon approval of the Zone Reclassification by the Board of Supervisors. Procedural requirements to prevent soil erosion and water quality: Throughout project construction
- *Person/Agency Responsible for Monitoring:* Humboldt County Planning and Building Department.
- *Monitoring Frequency:* Adoption of the Q Zone: Once. Procedural requirements to prevent soil erosion and water quality: Throughout project construction
- *Evidence of Compliance:* Adoption of the Q Zone: Adopted Board of Supervisors ordinance. Procedural requirements to prevent soil erosion and water quality: Visible evidence.

Attachment 5

Referral Agency and Public Comments

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

Referral Agency	Response	Recommendation	Date	Location
County Counsel		No response		
Environmental Health	✓	Approved	2/20/2020	On file with Planning Department
Public Works – Land Use	✓	Approved	2/20/2020	On file with Planning Department
Supervising Planner		No response		
Building Inspections		No response		
Redway Community Services District	✓	Conditional Approval	2/24/2020	Attached below
Redway Fire Protection District		No response		
Bear River Band of Rohnerville Rancheria		No response		

Redway CSD Comments

“Regarding PLN-2019-15571, the proposed project/zoning changes will not significantly impact water/wastewater usage in Redway. The Redway CSD Board of Directors is generally supportive of Redwoods Rural and their activities. The primary concern that I see is impacts to stormwater, infiltration and transpiration resulting from paving significant areas that are historically landscaped and the impacts to the storm sewer system in Redway (County Public Works maintained). I would like to see detention and infiltration pond (or similar) built into the final plan for the property.

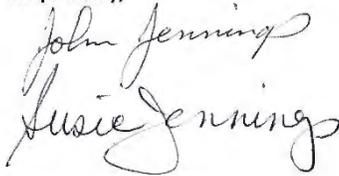
To Whom It May Concern:

August 8, 2018

We own property on Shady Grove Lane, adjacent to property recently acquired by Redwoods Rural Health Center. We're very pleased that they now own that property and plan to clean it up. We look forward to having the property well maintained by RRHC.

We support the rezoning of the property to Commercial Mixed Use, and believe it will make a suitable location for administrative offices. RRHC will make great neighbors!

Respectfully,

Handwritten signatures of John Jennings and Susie Jennings in black ink.

John and Susie Jennings

PO Box 66, Whitethorn, CA 95589

707-986-7510

susieandjohnjennings@gmail.com