

## **ATTACHMENT A**

### **Planning Commission Staff Report and Action Summary for January 5, 2017**

- 6 Southern Humboldt Community Park General Plan Amendment, Zone Reclassification, Conditional Use Permit and Special Permit  
1144 Sprowel Creek Road, Garberville Area  
Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10  
Assessor Parcel Numbers (APNs): 222-091-014, 222-241-009  
This project would add a Public Recreation (PR) designation to the Garberville Community Plan, and change the County's General Plan land use designation for the entire site to the Public Recreation (PR) designation. The current land use designation is a combination of Agricultural Rural with a 5- to 20-acre minimum lots size on 256 acres and Agricultural Lands with a 20-acre minimum lot size on 150 acres. The current zoning is Agriculture Exclusive on 393.6 acres, and Qualified Heavy Industrial (MH-Q) on the remaining 12.1 acres. This project would add a Public Facility (PF) Zoning designation to the Zoning Ordinance and change the zoning of 87 acres from Agriculture Exclusive (AE) to Public Facilities (PF). A Qualified (Q) combining zone would be added to 306.7 acres that will continue to be zoned AE to allow for recreational uses such as trails and temporary event parking in the AE areas. A Recreation (R) combining zone will also be added to expand the allowed uses in the AE Zone. The discretionary entitlements being requested by the applicant include the following: General Plan amendment, Rezoning, Conditional Use Permit for Medium and Large Events, and a Special Permit for cottage industry (value-added farm products, food products, nursery, and seed production), and reduced setbacks from a stream and wetland. The applicant is also seeking to preserve 54 residential development credits that could be sold in the future if and when the County establishes a Transfer of Development Rights program. The parcel is served by on-site water and sewer.

*Meeting went into Recess*

*Meeting Reconvened*

***A motion was made by Commissioner Ulansey, seconded by Commissioner Levy, to make all the required findings, based on the evidence in the staff report and public testimony, and recommend that the Board of Supervisors certify the EIR and approve the Southern Humboldt Community Park project as described in the staff report with the exception that the Zone Reclassification to Area 4, Community Commons, from AE to PR2 shall apply to all 86.6 acres as depicted in the original project proposal (not as shown on Alternative 2), and that the transfer of development right request not be supported. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner Ulansey, and Commissioner Shepherd



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

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

Hearing Date: January 5, 2017

To: Humboldt County Planning Commission

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

Subject: **Southern Humboldt Community Park General Plan Amendment, Zone  
Reclassification, Conditional Use Permit and Special Permit**  
Application Number 6111  
Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10  
Assessor Parcel Numbers (APNs): 222-091-014, 222-241-009  
1144 Sprowel Creek Road, Garberville area

The attached staff report has been prepared for your consideration of the Southern Humboldt Community Park General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Special Permit at the public hearing on January 5, 2017. The staff report includes the following:

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Please contact Michael Richardson, Senior Planner at 268-3723 if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

<b>Hearing Date:</b> January 5, 2017	<b>Subject:</b> Southern Humboldt Community Park General Plan Amendment, Zone Reclassification, Conditional Use Permit and Special Permit	<b>Contact:</b> Michael Richardson
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**Project Description:** This project would add a Public Recreation (PR) designation to the Garberville Community Plan, and change the County's General Plan land use designation for the entire site to the Public Recreation (PR) designation. The current land use designation is a combination of Agricultural Rural with a 5- to 20-acre minimum lots size on 256 acres and Agricultural Lands with a 20-acre minimum lot size on 150 acres. The current zoning is Agriculture Exclusive on 393.6 acres, and Qualified Heavy Industrial (MH-Q) on the remaining 12.1 acres. This project would add a Public Facility (PF) Zoning designation to the Zoning Ordinance and change the zoning of 87 acres from Agriculture Exclusive (AE) to Public Facilities (PF). A Qualified (Q) combining zone would be added to 306.7 acres that will continue to be zoned AE to allow certain recreational uses such as trails and temporary event parking in the AE areas. A Recreation (R) combining zone will also be added to expand the allowed uses in the AE Zone. The discretionary entitlements being requested by the applicant include the following: General Plan amendment, Rezoning, Conditional Use Permit for Medium and Large Events, and a Special Permit for cottage industry (value-added farm products, food products, nursery, and seed production), and reduced setbacks from a stream and wetland and the placement of a one-lane bridge. The applicant is also seeking to preserve 54 residential development credits that could be sold in the future if and when the County establishes a Transfer of Development Rights program. The parcel is served by on-site water and sewer.

**Project Location:** The project is located in Humboldt County, in the Garberville area, on both sides of Sprowel Creek Road and Camp Kimtu Road, approximately one mile south from the intersection of UH Highway 101 and Sprowel Creek Road, on the property known as Southern Humboldt Community Park located at 1144 Sprowel Creek Road.

**Present Plan Land Use Designation:** AL - Agricultural Lands with a 20 acre minimum parcel size, AR - Agricultural Rural 5 - 20 acre minimum parcel size, IR - Industrial Resource Related; Slope stability rating: 1 - Low instability and 2 - Moderate Instability

**Present Zoning:** AE - Agricultural Exclusive, and MH-Q - Qualified Heavy Industrial

**Case Numbers:** GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10

**Application Number:** 6111

**Assessor Parcel Numbers:** 222-091-014 and 222-241-009

<b>Applicant</b>	<b>Owner</b>	<b>Agent</b>
Southern Humboldt Community Park PO Box 185 Garberville, CA 95542	Same	

**Environmental Review:** Environmental review is required. An Environmental Impact Report (EIR) was prepared for the project (SCH #2010092037)

**Major Issues:** Conversion of Agricultural Land and other environmental impacts described in the EIR

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



**Southern Humboldt Community Park**  
**General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Special Permit**  
Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10  
Assessor's Parcel Numbers (APNs): 222-091-014, 222-241-009

**Recommended Planning Commission Action**

1. Describe the application as a public hearing.
2. Request that staff present the project.
3. Open the public hearing and receive testimony; and.
4. Close the hearing and take the following action:

*"Move to make all the required findings, based on the evidence in the staff report and public testimony, and recommend that the Board of Supervisors certify the EIR and approve the project as described in the EIR as Alternative 2 - "Reduced Public Facilities Acreage" subject to the conditions of approval."*

**Executive Summary:** The ultimate objective of this application is to create a 405.7-acre multi-use community park. On November 10, 2009, the Board of Supervisors voted unanimously to accept a General Plan Amendment petition, to enable submittal of an application to create a Public Recreation General Plan designation and to change the existing General Plan designation from AE - Agriculture Exclusive and IR - Industrial Resource Related to the newly created Public Recreation designation.

The proposed community park will allow for community gathering, recreation, natural resource, education and research, and agricultural uses. It is expected that the proposed improvements will increase the number of visitors to the area by an estimated 800 persons per day during the summer months. It is the applicants' goal to create a balance between human uses and natural resource protections within the park boundaries by promoting multiple compatible uses of the land that conserve the ecological, historical, agricultural and scenic resources.

To achieve this goal, the applicants propose a General Plan Amendment to create a Public Recreation (PR) land use designation, and to create a Public Facilities (Rural) (PF2) zone to be compatible with the land use designation and applied in certain areas of the park. Additionally, they propose to secure a Conditional Use Permit and Special Permit to allow specific activities within the PF areas of the Park. These activities include five medium sized events of 800-2,000 persons and one festival scale event of 5,000 persons, and cottage industry uses: value-added farm products, food products, nursery, and seed production.

Currently, the Garberville and Redway areas of Humboldt County have a limited supply of available park facilities that are in close proximity to population centers, and do not have any land zoned to allow the development of a multi-use community park. Since much of the flat land in proximity to population centers was historically, and is currently used for agricultural, commercial and residential development, the few public areas that are in these vicinities have become overused. In order to meet the community demand for public space, the Southern Humboldt Community Park (SHCP) is proposed.

Since the applicant took ownership and operational responsibility in 2000, it has been working with the community to identify appropriate uses for the Community Park and with the County to align the proposed uses with the regulatory framework. The applicant has conducted extensive public outreach and preliminary technical and environmental studies to determine the existing conditions of the property and inform proposed uses. This application was initially filed on May 22, 2010, and the Notice of Preparation of the Draft EIR was released in August 2010. Since then, the applicant and Planning Division staff have been working on the Draft EIR, and the existing Community Park has continued to be used for resource production and small-scale community activities.

If approved, the PR land use designation will apply to the entire 405.7 acre project site. This designation will allow natural resource, resource production, agriculture, recreation, public assembly, and education and research uses.

Eighty seven acres of the property will then be rezoned from AE to PF, corresponding to various areas described in the EIR as Area 1 (Tooby Memorial Park), Area 2 (Park Headquarters), Area 4 (Community Commons) and Area 5 (Sports Arena). The PF Zone will allow natural resource, resource production, public assembly, and education and research uses. The remaining area will remain zoned either AE (307 acres) or MH-Q (12.1 acres currently used for commercial gravel mining). Additionally, a Qualified (Q) and a Recreation (R) combining zone will be added to the AE lands to allow for certain recreational and recreation-supportive uses.

The applicant also proposes a Conditional Use Permit to allow specific activities within the park-five medium sized events of 800-2,000 persons and a festival scale community assembly event of up to 5,000 persons. The Plan of Operations included in the staff report (Attachment 5) describes the proposed measures that will be followed to ensure these events run smoothly. These events will be located in the PF area of the park except that temporary parking will be accommodated in the AE zone. A number of small events would also be allowed, with an attendance of less than 800 persons. These events would be principally permitted, and allowed to occur at the park daily. Finally, a Special Permit is proposed to allow reduced setbacks to a wetland and streamside management area and to construct a one-lane bridge, and to allow specific cottage industry uses including value-added farm products, food products, nursery and seed production.

The Draft EIR prepared for the project describes the environmental impacts of the project. A number of mitigation measures described in the EIR will reduce all the potentially significant impacts of the project to less-than-significant levels except one. Impact AGFR-1 on page 4.2-10 of the Draft EIR states the proposed temporary parking in Area 3, and construction of ballfields in Area 5 on the property will result in conversion of approximately 20 acres of farmland to other uses, and is described as a significant, unavoidable impact. Alternative 2 in the EIR, Reduced Public Facility Acreage Alternative, describes a project that would meet all the objectives and reduce the acreage rezoned from AE to PF from 86.6 acres to 69.5 acres. This change would occur within Area 4, the Community Commons. This Alternative is the environmentally superior alternative and the staff recommended project.

One area to be clarified is the applicants' proposal to modify the principal zones by the addition of combining zone overlay. The project description identifies the use of a Qualified (Q) Zone for this purpose to permit recreational uses in the AE Zone. However, the Q Zone may only modify the uses already permitted in the principal zone. In the case of AE, recreation is not an enumerated use, either by right or with a use permit. Applying a Recreation (R) Combining Zone in combination with the Qualified Zone would carry out the applicants' intention to permit some recreational and recreation-supportive activities (e.g., trails and temporary event parking) within the AE Zones areas of the SHCP. The Qualified zone would limit the extent of recreational uses and to incorporate project mitigation (AGFR-1) limiting parking use to after the hay crop is harvested and requiring the field to be returned to productive use following the event. The reference to applying a Qualified (Q) combining zone to the PF2 Zone in Section 4.2 of the EIR on page 4.2-10 should be ignored as the PF2 Zone proposed for adoption as part of this amendment will permit "commercial and non-commercial recreation" and "general agriculture" as principally permitted uses.

Lastly, there are a series of findings that must be made to approve the project. As described in the staff report, and based on the on-site inspection, a review of Planning Division reference sources, and comments from referral agencies, staff believes the necessary findings can be made to approve the proposed project. The applicant is developing responses to comments on the DEIR for consideration at the next regularly scheduled Planning Commission hearing on January 5, 2017.

ALTERNATIVES: Alternatives are described in Chapter 5 of the DEIR for the Planning Commission's consideration. If the "No Project" alternative is selected by the Planning Commission, that would translate to recommending the Board of Supervisors not approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff believes there are ways the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

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

**Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10  
Assessor's Parcel Numbers: 222-091-014, 222-241-009**

**Recommending the Humboldt County Board of Supervisors certify compliance with the California Environmental Quality Act and conditionally approve the Southern Humboldt Community Park General Plan Amendment, Zone Reclassification, Conditional Use Permit and Special Permit request.**

**WHEREAS**, Southern Humboldt Community Park submitted an application and evidence in support of approving the General Plan Amendment (GPA) and Zone Reclassification (ZR); and

**WHEREAS**, on November 10, 2009, the Board of Supervisors County accepted a petition to allow submittal of a General Plan Amendment (GPA) to change the Plan designation on the property from Agriculture Exclusive to Public Recreation to facilitate creation of a mixed-use community park; 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, and an EIR was prepared for the project; and

**WHEREAS**, Attachment 2 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, Zone Reclassification, Conditional Use Permit, and Special Permit (Case Numbers GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on January 5, 2017.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings be and are hereby made:

1. The Planning Commission makes the findings in Attachment 1 of the Planning Division staff report for Case Nos.: GPA-10-02, ZR-10-02, CUP-10-04, & SP-10-10 based on the submitted evidence; and
2. The Planning Commission recommends that the Board of Supervisors of the County of Humboldt:
  - Hold a public hearing in the manner prescribed by law.
  - Adopt the Planning Commission's findings.
  - By resolution, approve the General Plan Amendments described in the EIR.
  - By ordinance, add the PF2 Zoning District to the Zoning Ordinance, and approve the Zone Reclassification from AE to PF2 and from AE to AE-R-Q to include the AE zoned area as described in the EIR for Alternative 2 (the "Reduced Public Facility Alternative").
  - Conditionally approve the conditional use permit and special permit, with the exception of the Cottage Industry Special Permit, as described in the EIR subject to the conditions of approval.
  - Direct the Planning Division to prepare and file a Notice of Determination pursuant to CEQA for the project.
  - Direct the Clerk of the Board to publish a post approval summary in a newspaper of general circulation, and give notice of the decision to interested parties.

Adopted after review and consideration of all the evidence on January 5, 2017.

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

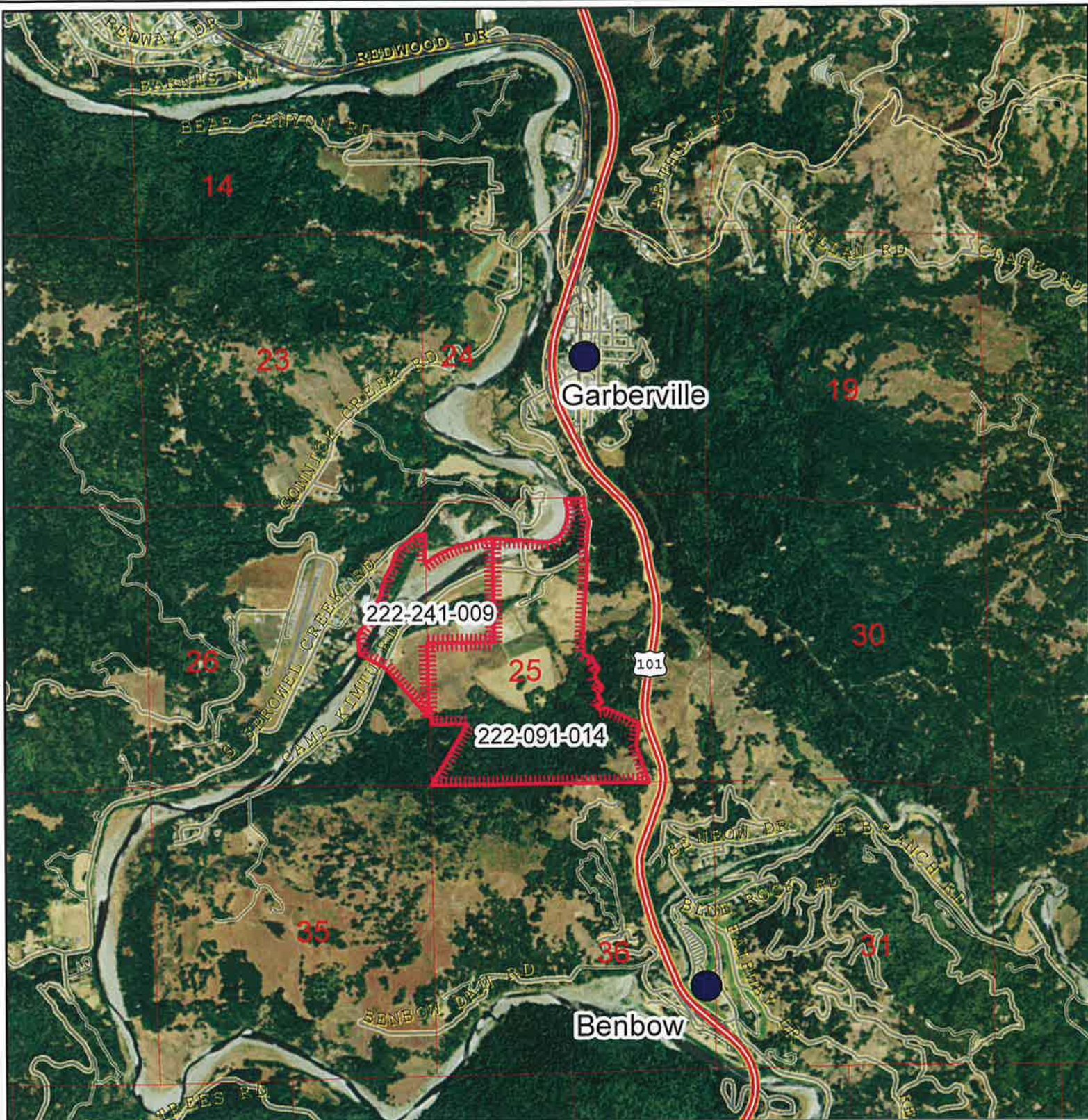
AYES: COMMISSIONERS:  
NOES: COMMISSIONERS:  
ABSENT: COMMISSIONERS:  
ABSTAIN: COMMISSIONERS:  
DECISION:

\_\_\_\_\_  
Robert Morris, Chair

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

\_\_\_\_\_  
Suzanne Lippre, Clerk





Project Area = 

## LOCATION MAP

### PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION, CONDITIONAL USE PERMIT AND SPECIAL PERMIT GARBERVILLE AREA

CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10

APN :222-241-009, 222-091-014

T4S R3E S25, 26 HB&M (Garberville)

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

GPA-10-02 Southern Humboldt Community Park 6111

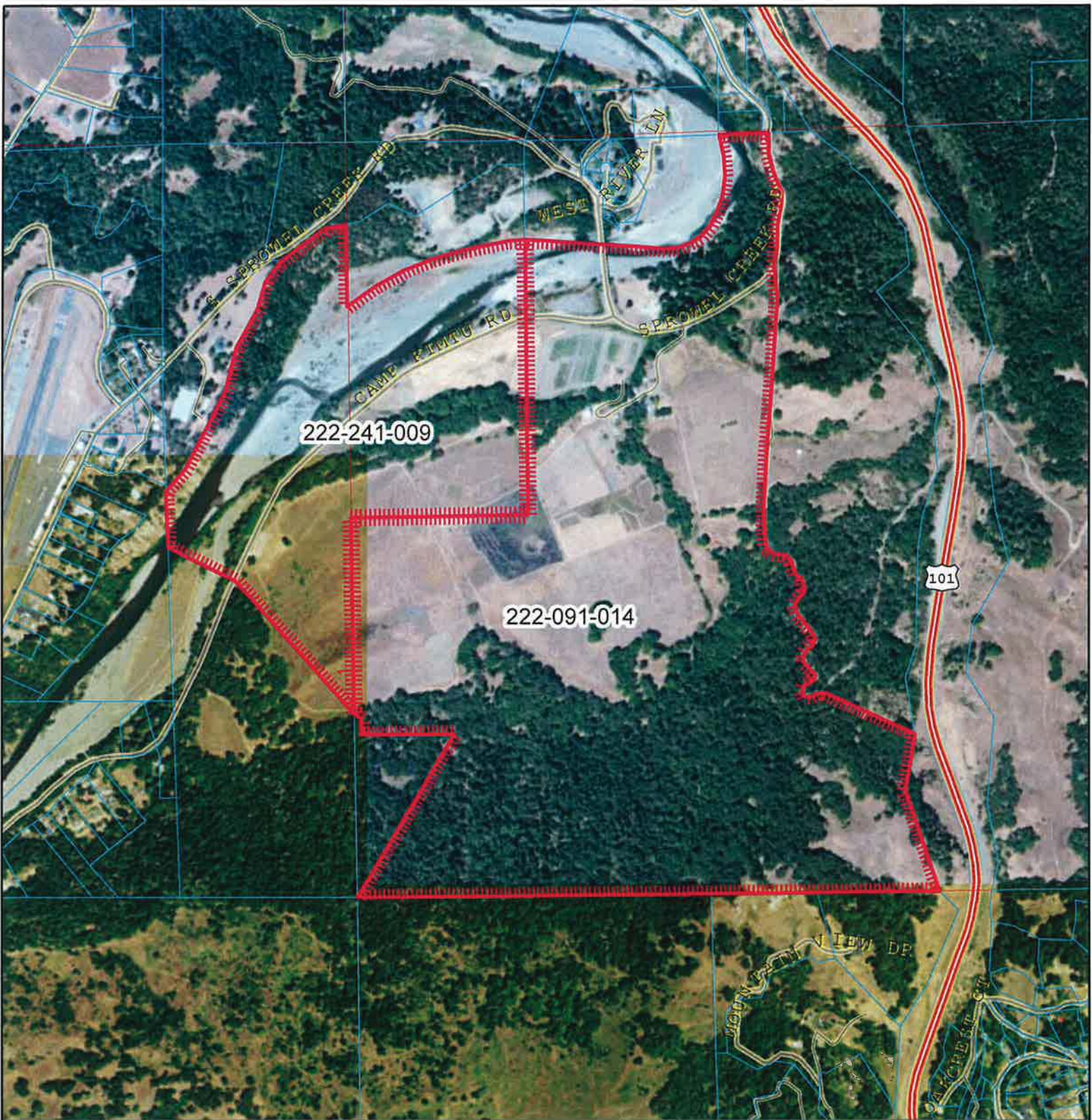
March 28, 2017

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Page 18





Project Area = 

## AERIAL MAP

### PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION, CONDITIONAL USE PERMIT AND SPECIAL PERMIT GARBERVILLE AREA

CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10

APN :222-241-009, 222-091-014

T4S R3E S25, 26 HB&M (Garberville)

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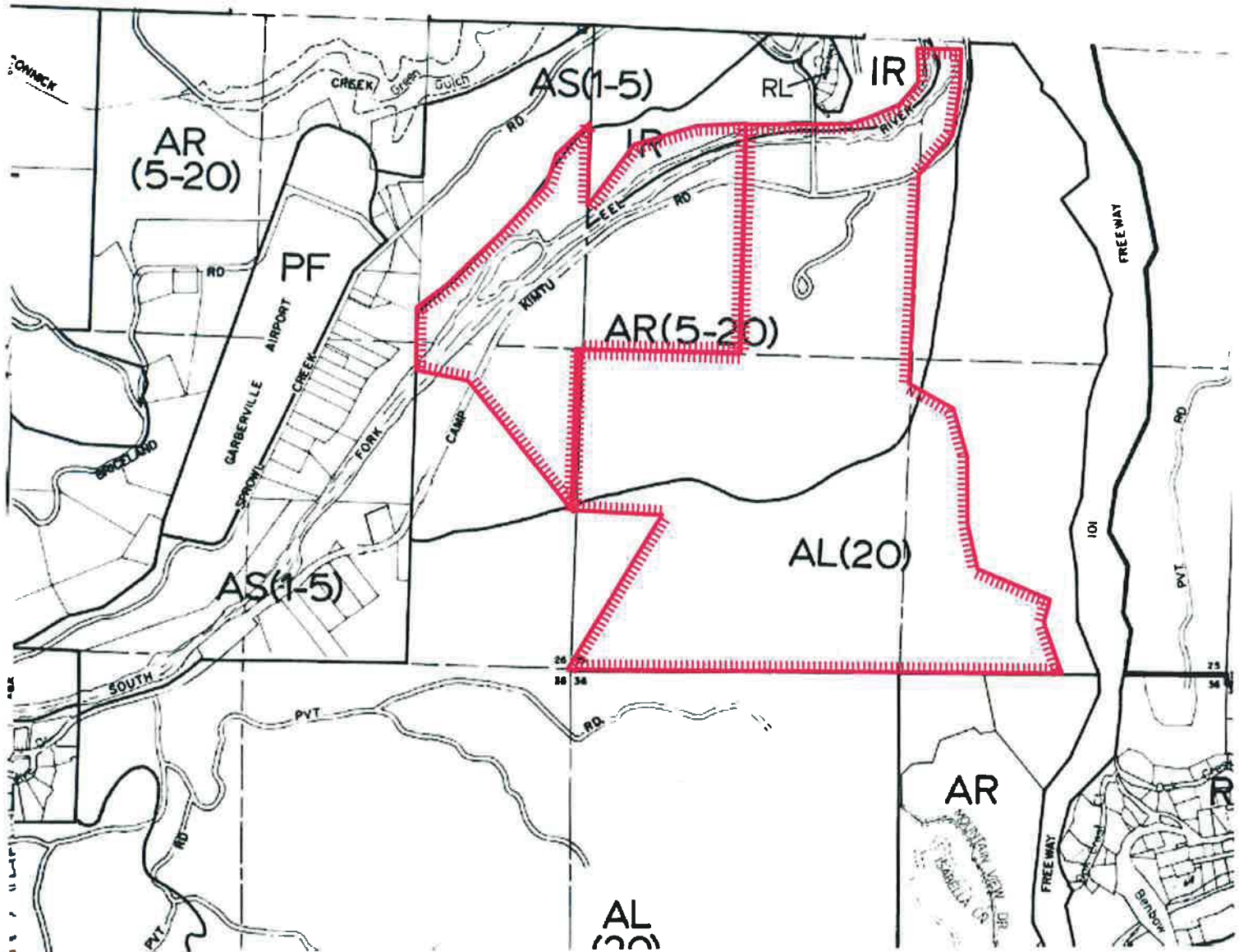
March 28, 2017

0 500 1,000 1,500 2,000 Feet





## GARBERVILLE COMMUNITY PLAN LAND USE MAP



Project Area = 

### LAND USE MAP

**PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
GARBERVILLE AREA**

**CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10**

**APN :222-241-009, 222-091-014**

**T4S R3E S25, 26 HB&M (Garberville)**

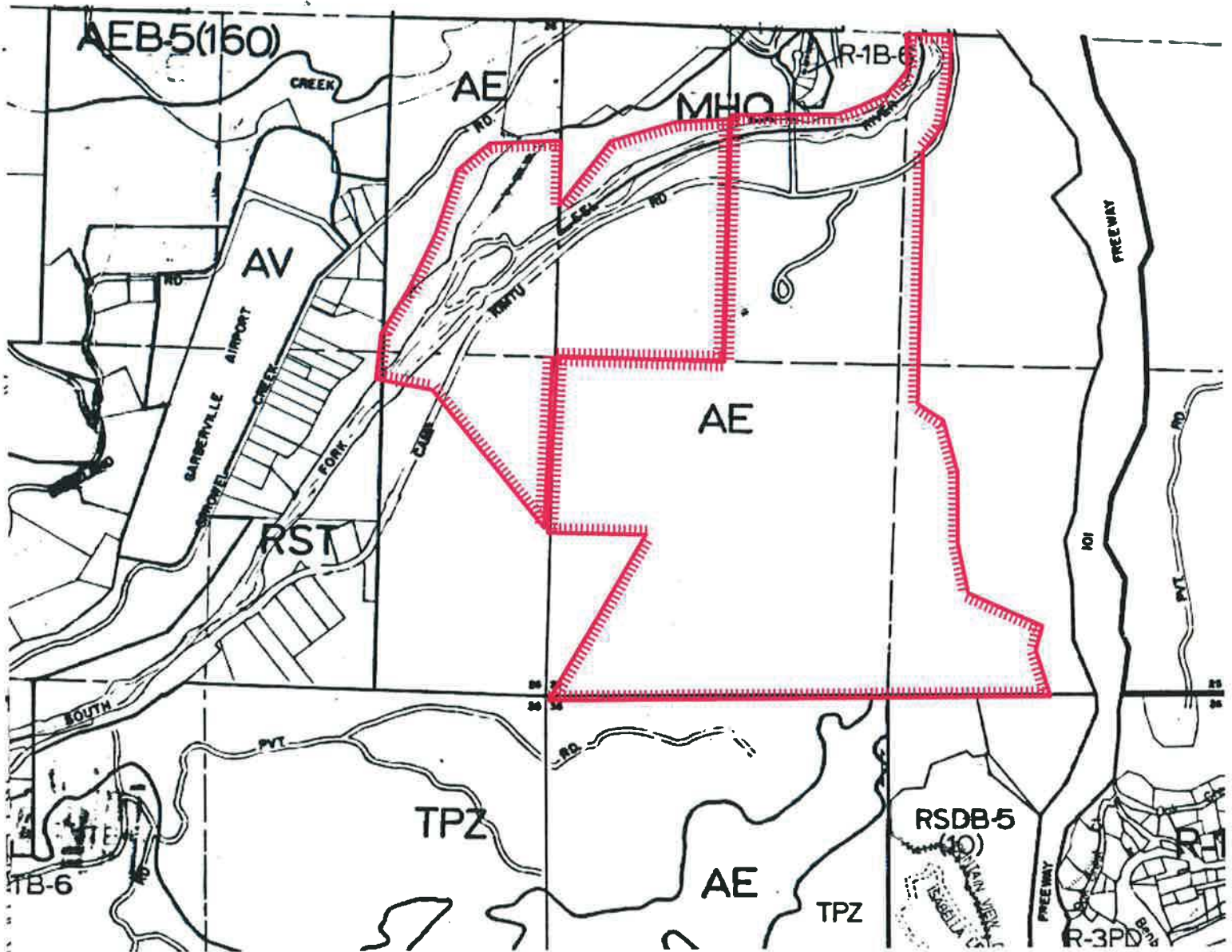
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

March 28, 2017

**MAP NOT TO SCALE**



## GARBERVILLE COMMUNITY PLAN ZONING MAP



Project Area = 

### ZONING MAP

**PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
GARBERVILLE AREA**

**CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10**

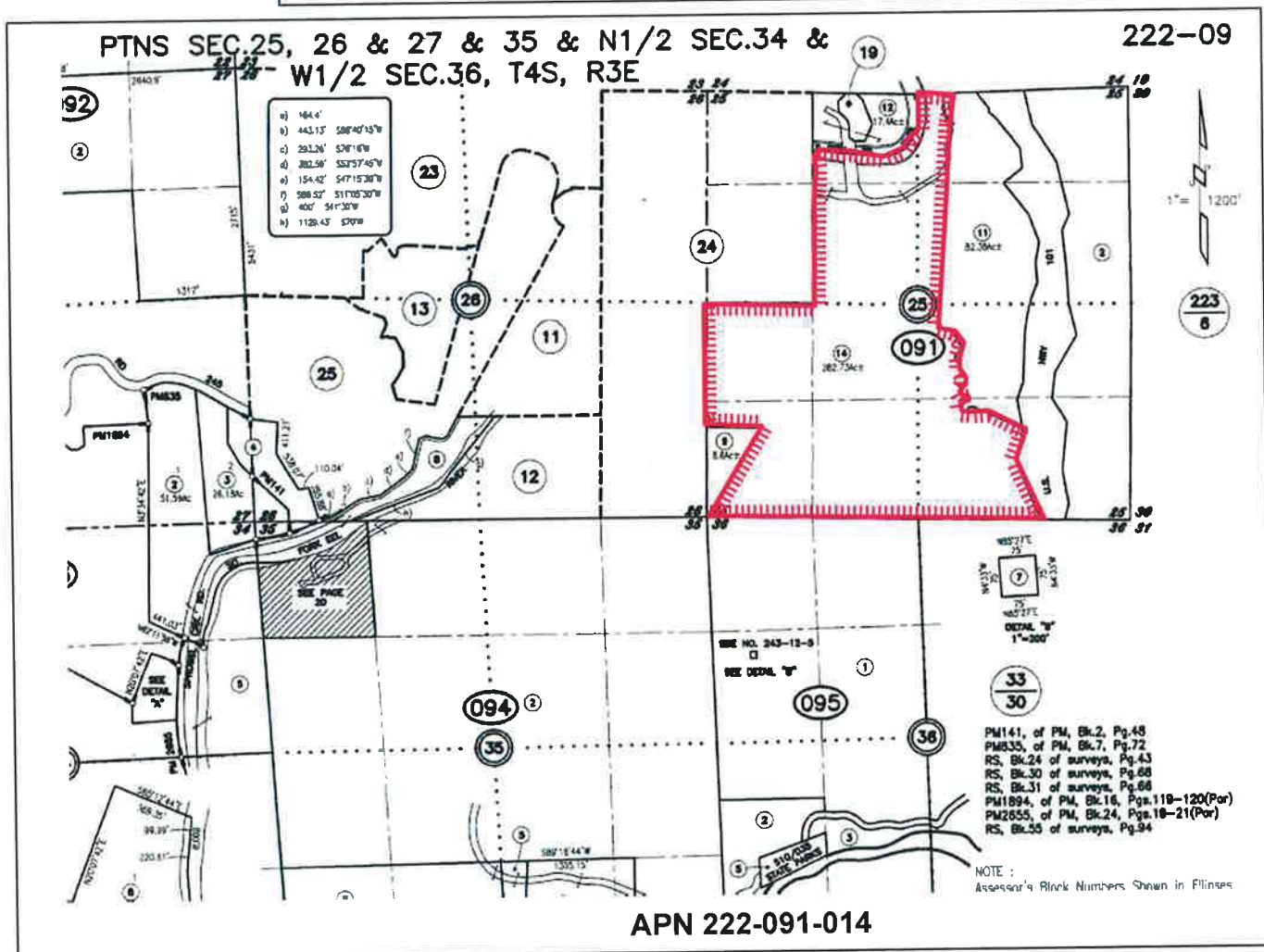
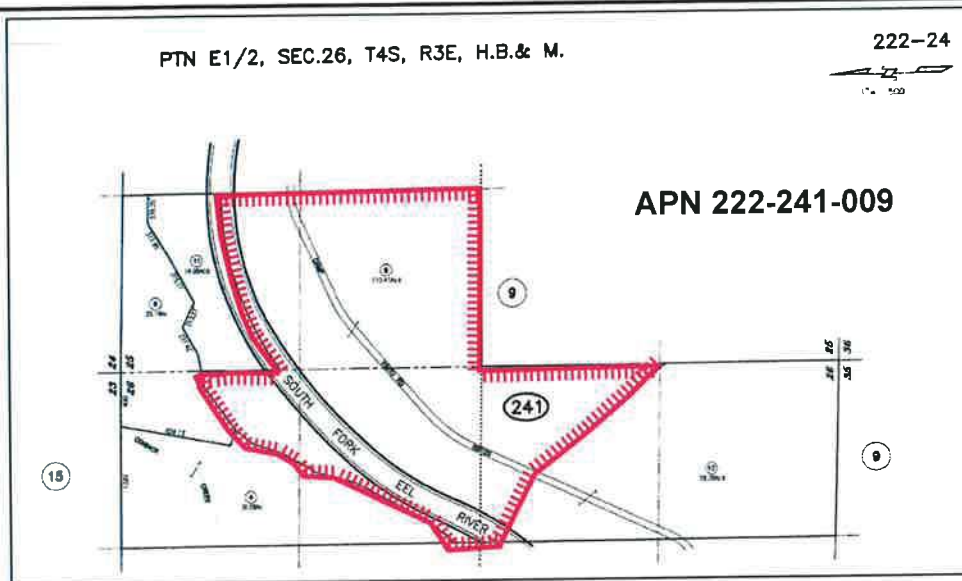
**APN :222-241-009, 222-091-014**

**T4S R3E S25, 26 HB&M (Garberville)**

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March 28, 2017

MAP NOT TO SCALE  
Page 24



Project Area =

## ASSESSOR PARCEL MAP

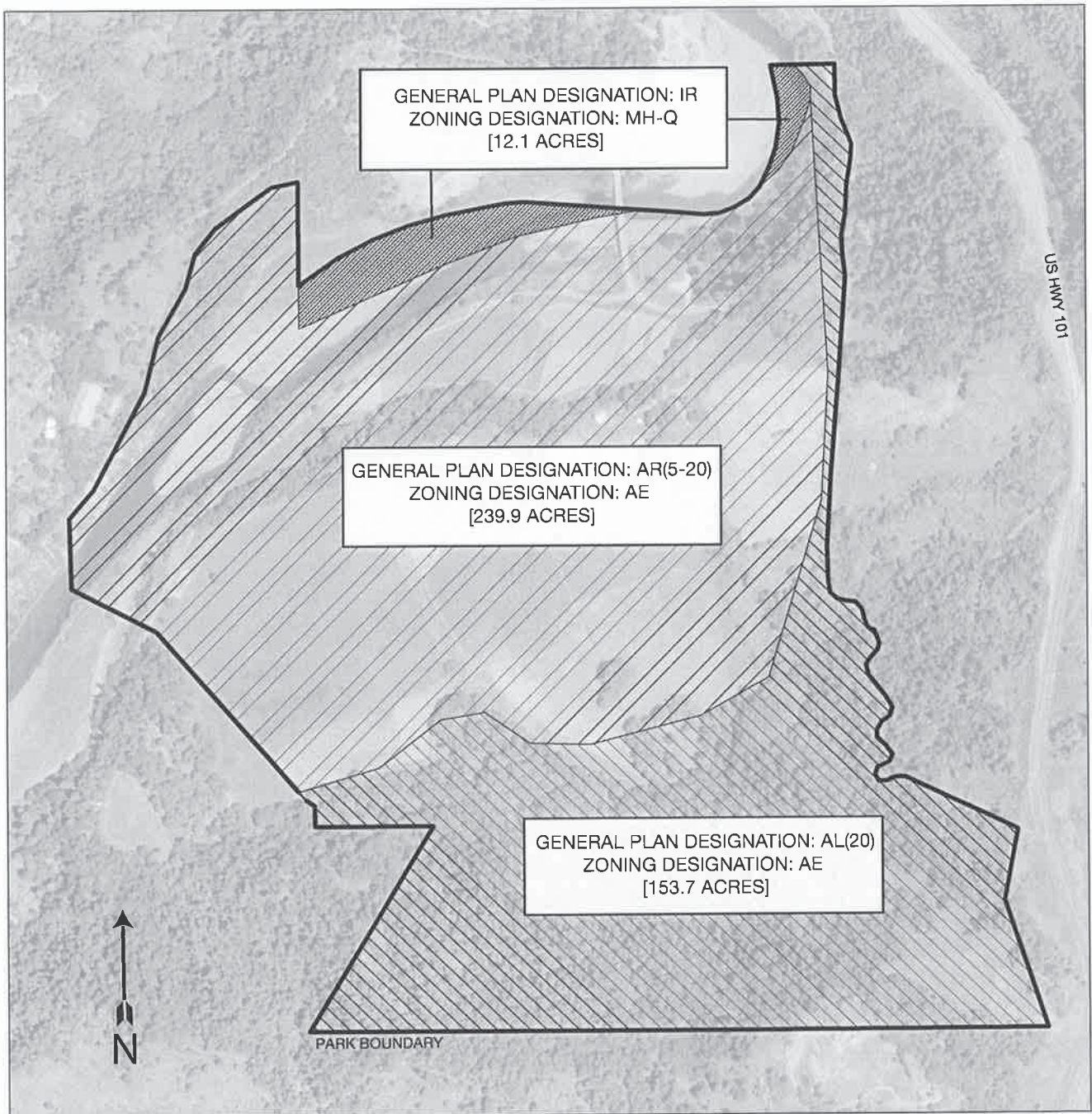
**PROPOSED SOUTHERN HUMBOLDT COMMUNITY PARK  
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,  
CONDITIONAL USE PERMIT AND SPECIAL PERMIT  
GARBERVILLE AREA**

**CASE NUMBERS GPA-10-02, ZR-10-02, CUP-10-04, SP-10-10**

**APN :222-241-009, 222-091-014**

**T4S R3E S25, 26 HB&M (Garberville)**





APPROXIMATE SCALE (FT.)  
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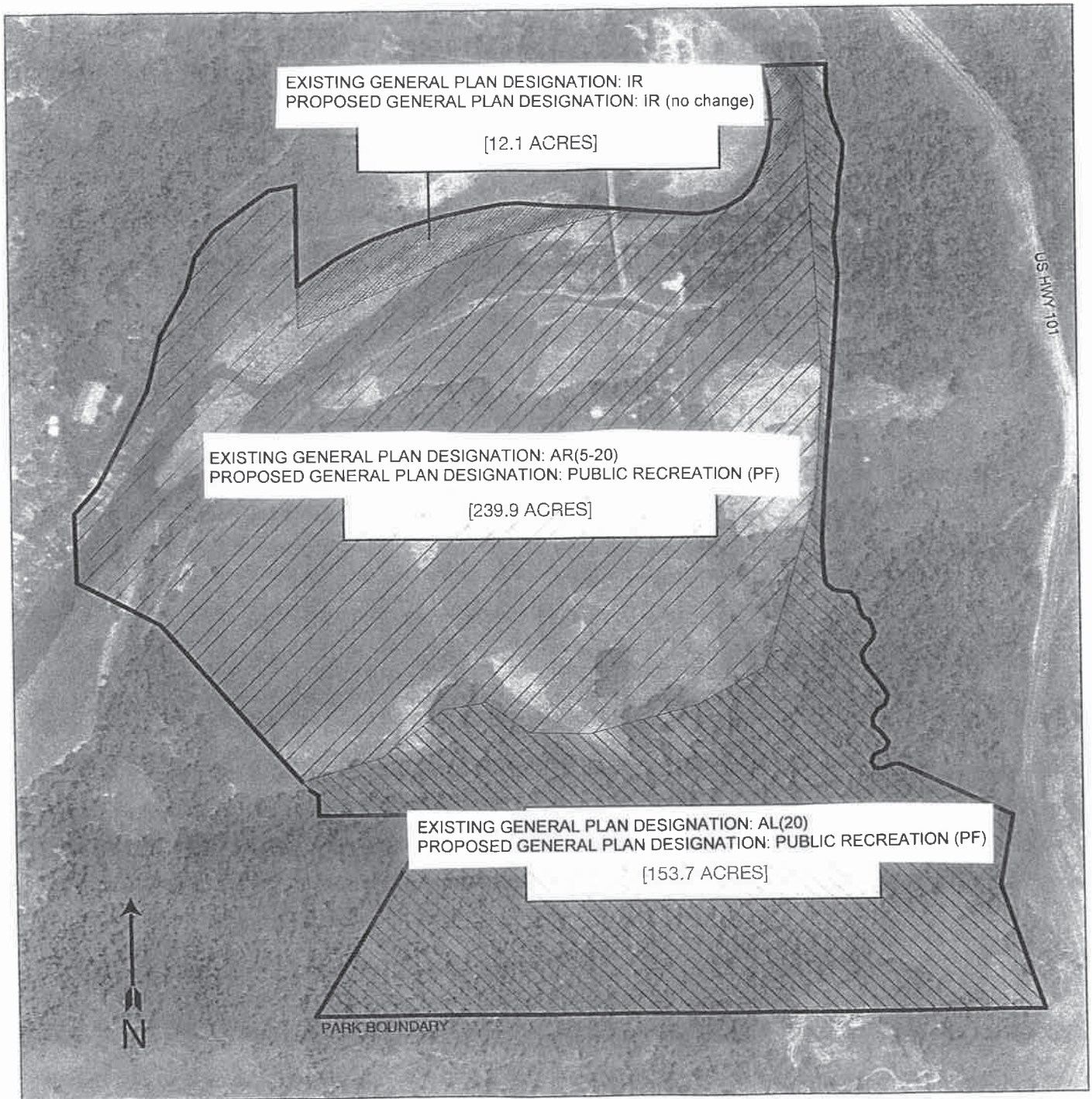
Figure 3-2

## EXISTING GENERAL PLAN AND ZONING DESIGNATIONS

SOURCE: Huber C&D, 2014

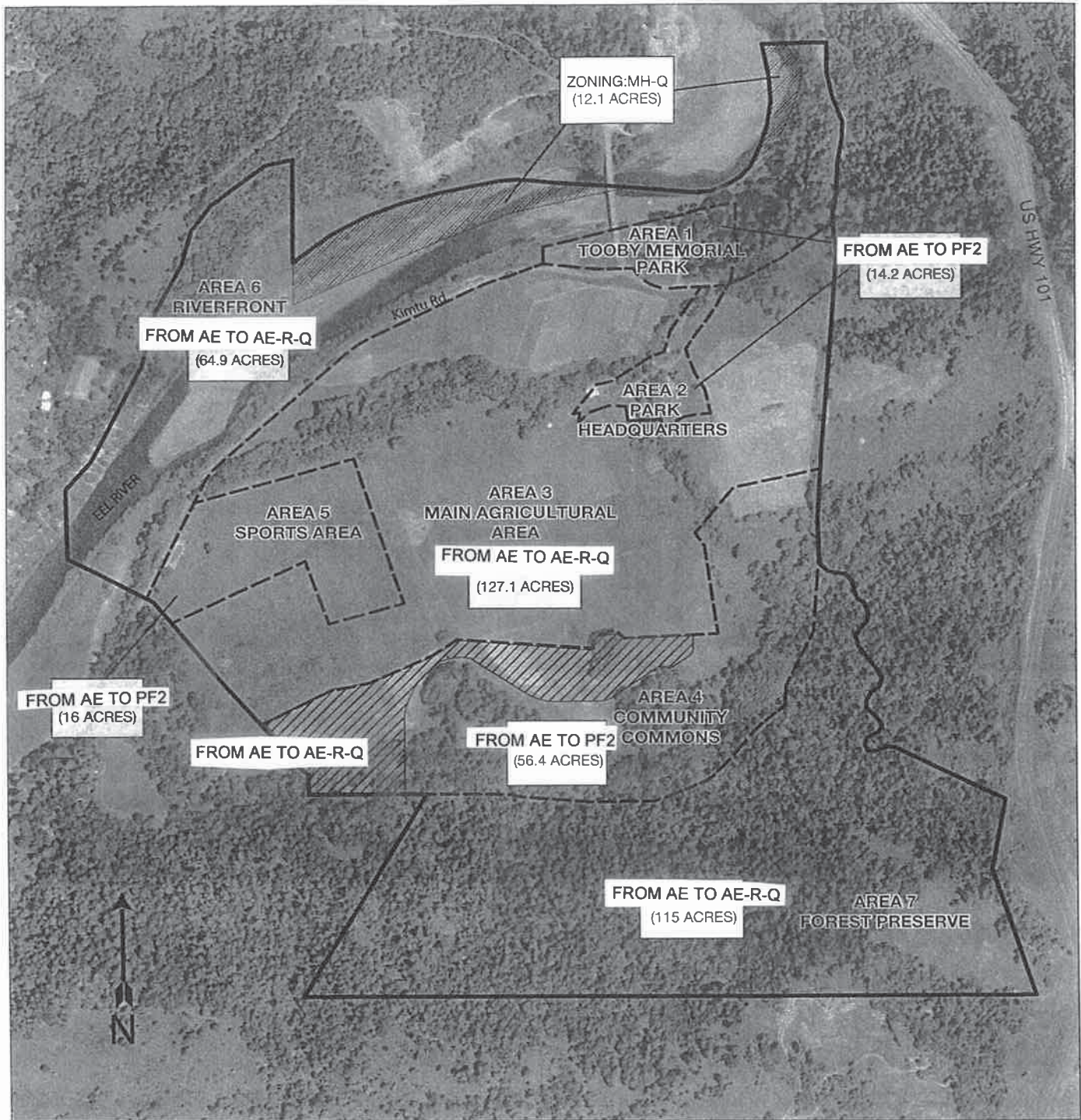


PROPOSED LAND USE MAP





# PROPOSED ZONING MAP



PF = PUBLIC FACILITIES  
 AE = AGRICULTURE EXCLUSIVE  
 MH-Q = HEAVY INDUSTRIAL

ACREAGE TO BE LEFT AS AGRICULTURE EXCLUSIVE

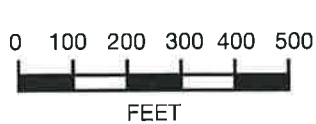
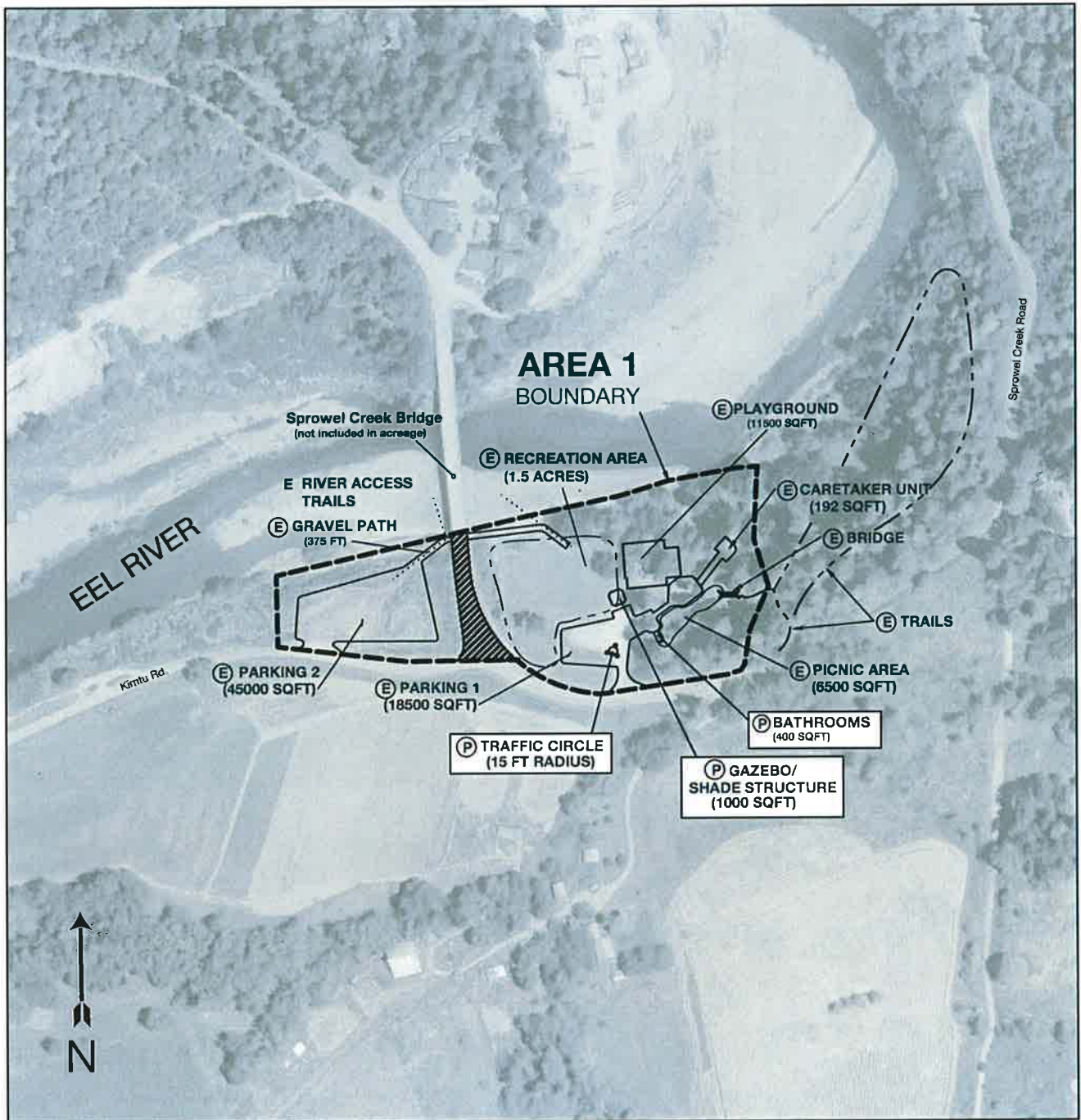
AE-R-Q= AGRICULTURAL EXCLUSIVE WITH RECREATION AND QUALIFIED COMBINING ZONES

Figure 5-1

SOURCE: Huber C&D, 2014

## ALTERNATIVE 2 - REDUCED PUBLIC FACILITIES ACREAGE





- (E) EXISTING
- (P) PROPOSED
- ..... PATH/TRAIL
- PROPOSED USE

Figure 3-4

### AREA 1: TOOBY MEMORIAL PARK (8.2 ACRES)

SOURCE: Huber C&D, 2014

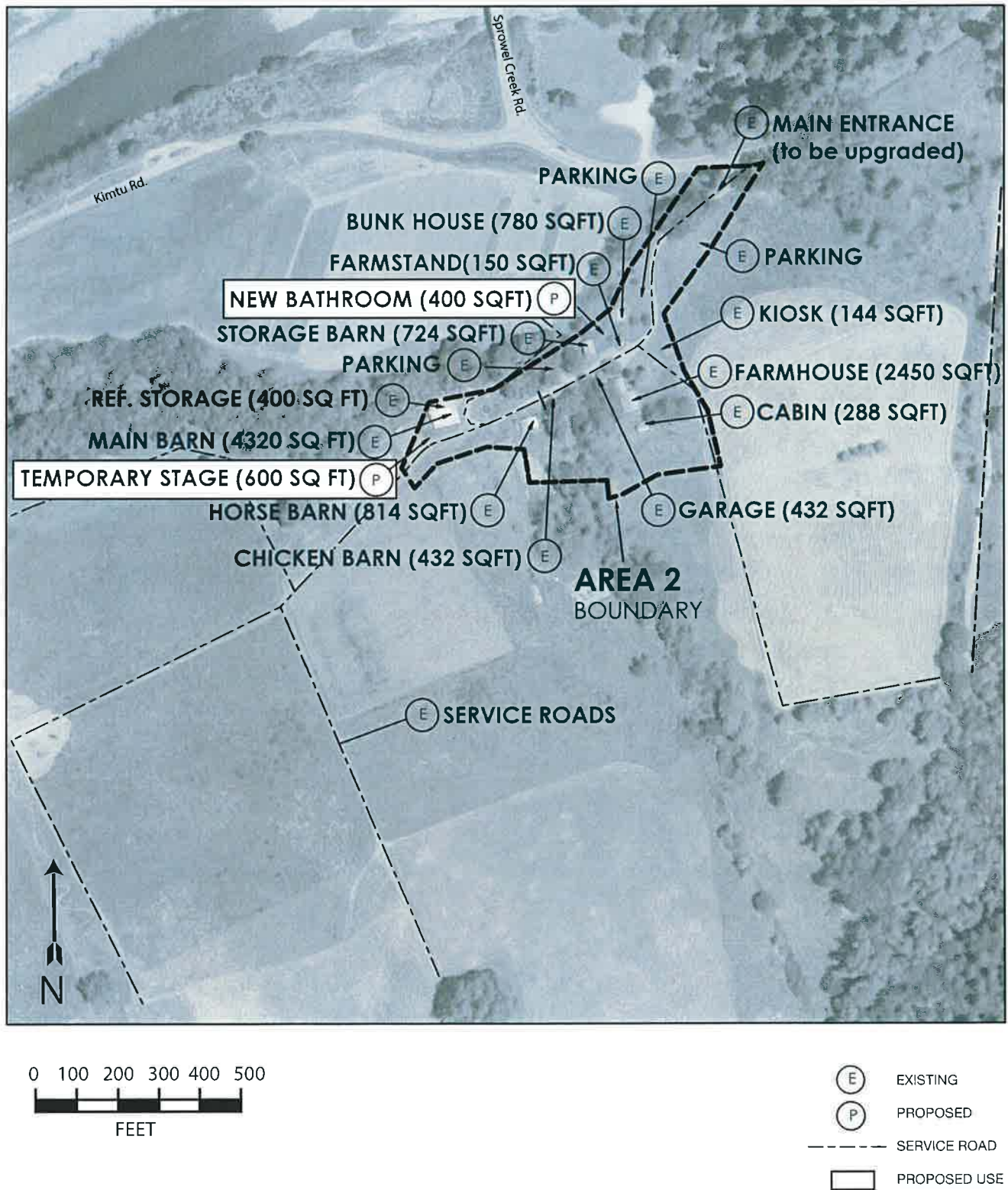


Figure 3-5

## AREA 2: PARK HEADQUARTERS (6 ACRES)

SOURCE: Huber C&D, 2014



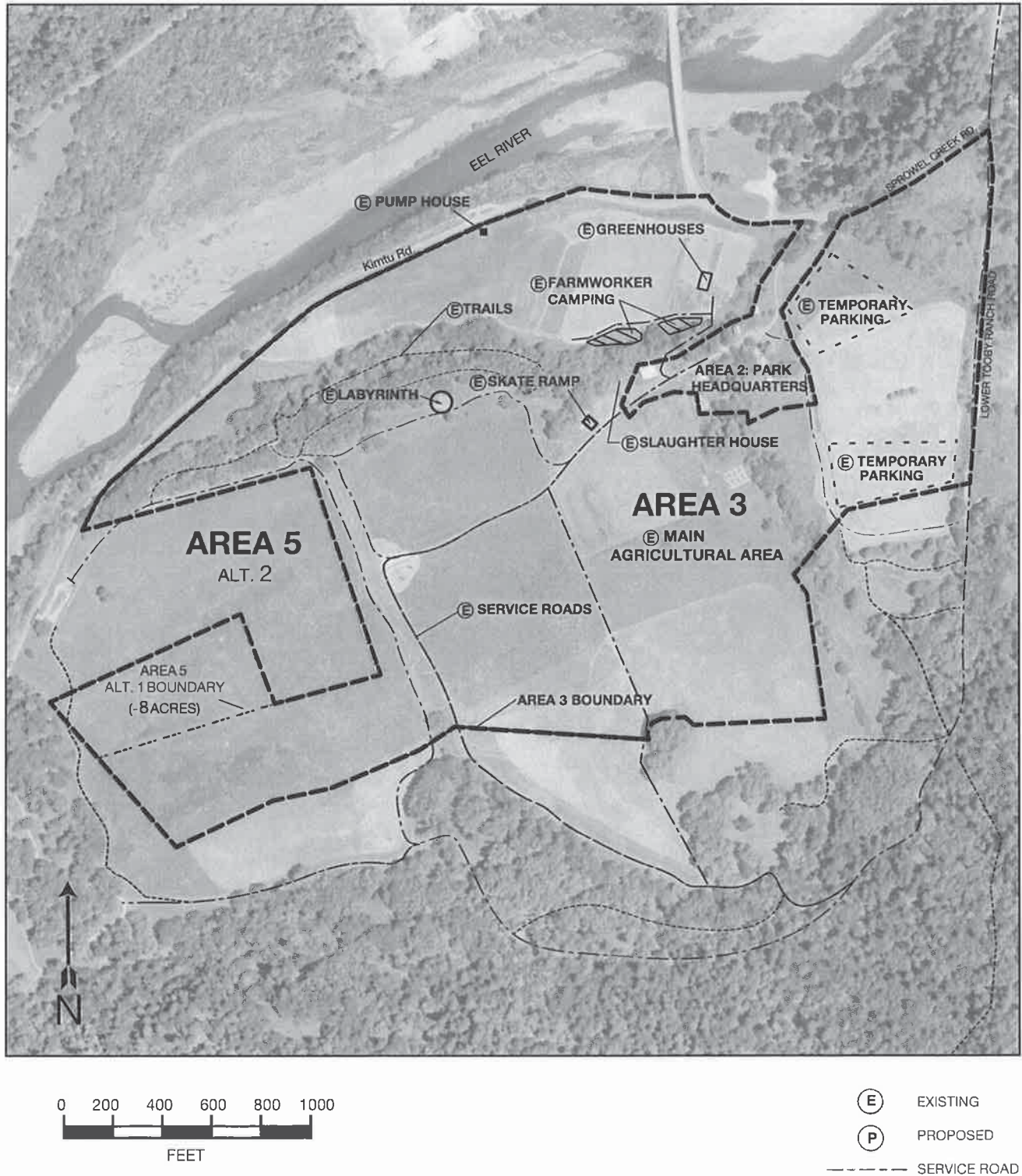


Figure 3-6

**AREA 3: MAIN AGRICULTURAL AREA (127.1 ACRES)**

SOURCE: Huber C&D, 2014



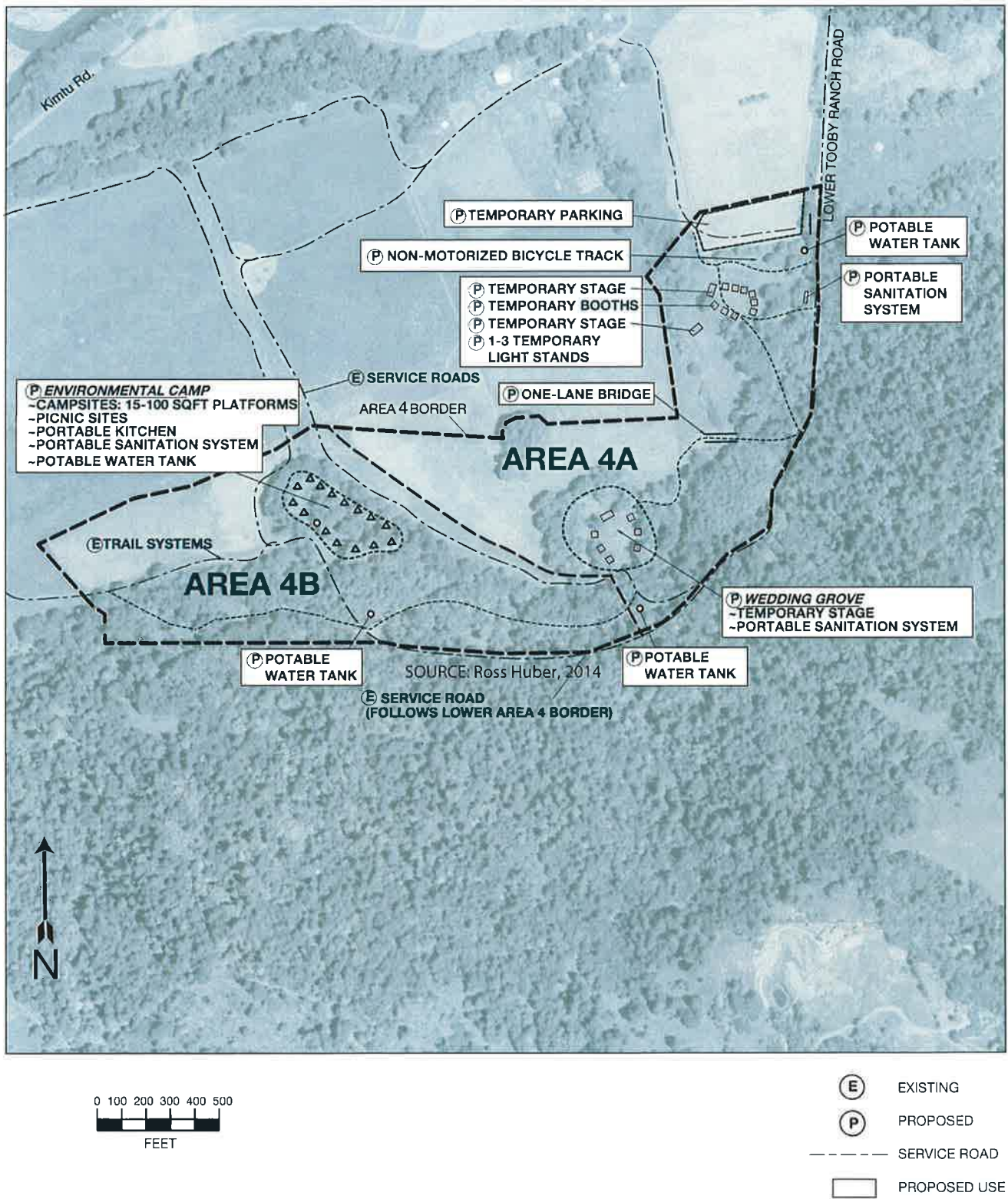


Figure 3-7

**AREA 4: COMMUNITY COMMONS (56.4 ACRES)**

SOURCE: Ross Huber, 2014

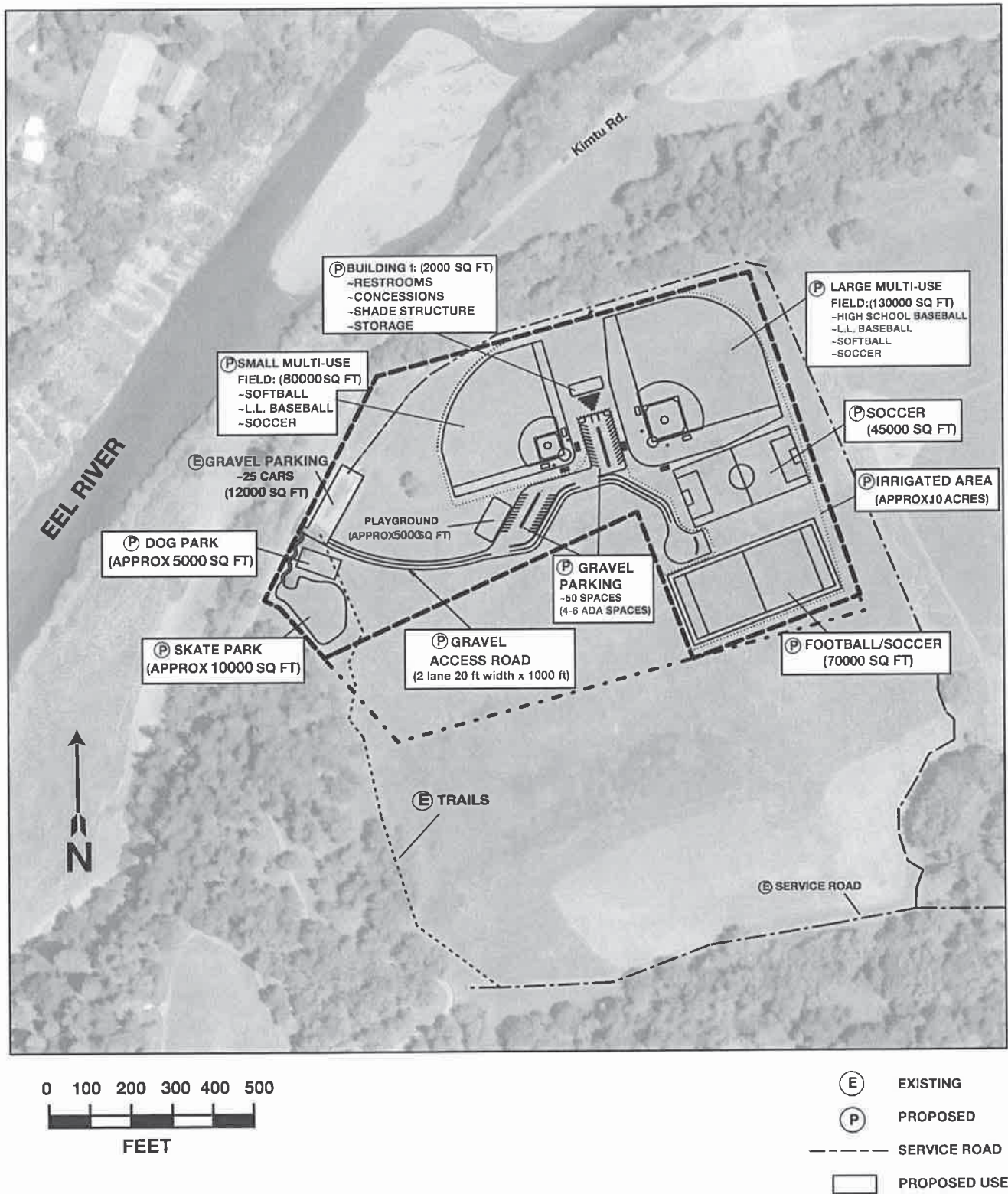


Figure 3-8  
AREA 5: SPORTS AREA

SOURCE: Huber C&D, 2014



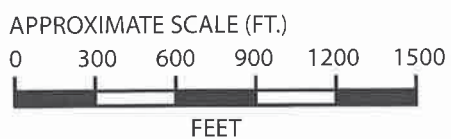
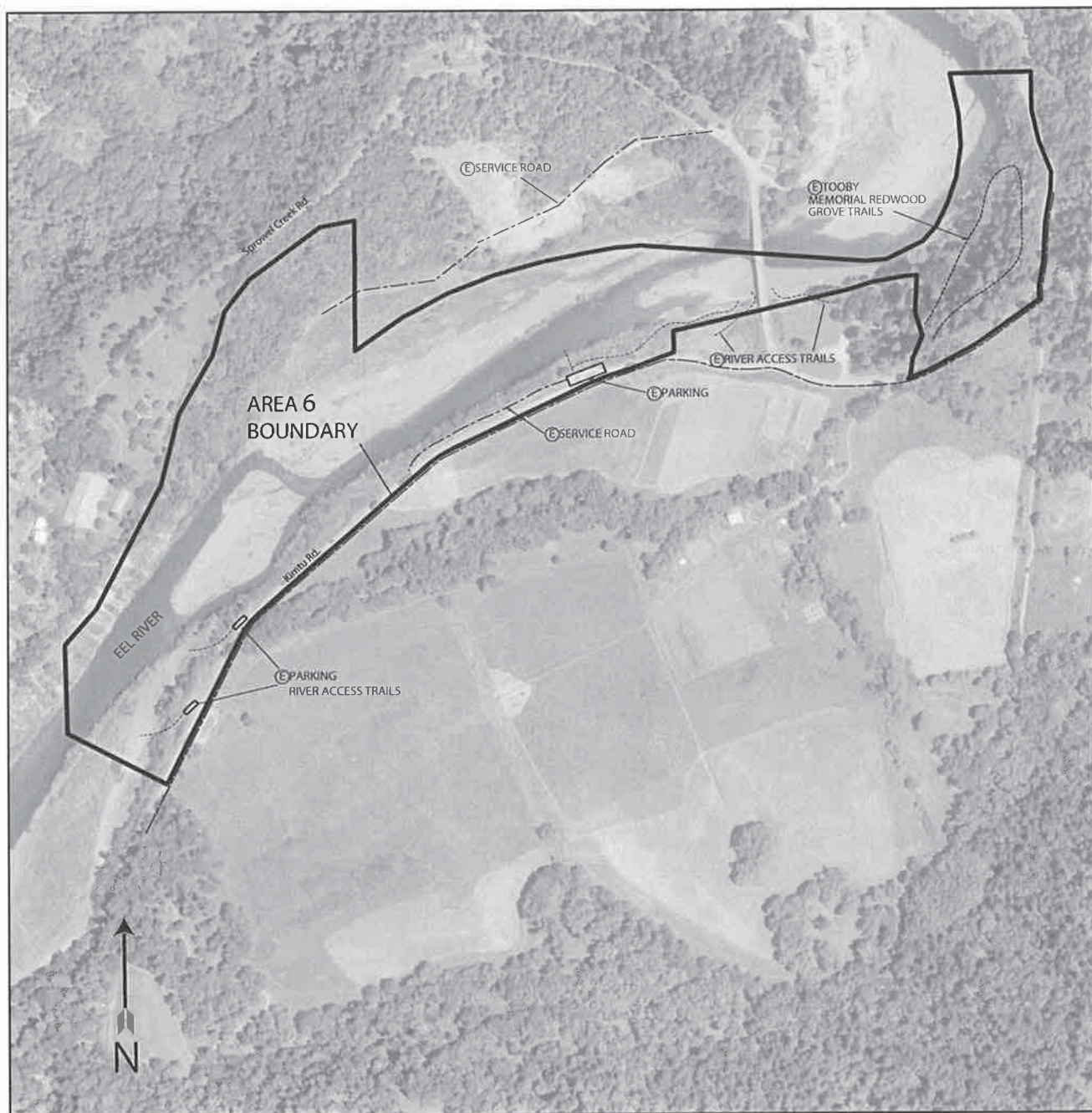
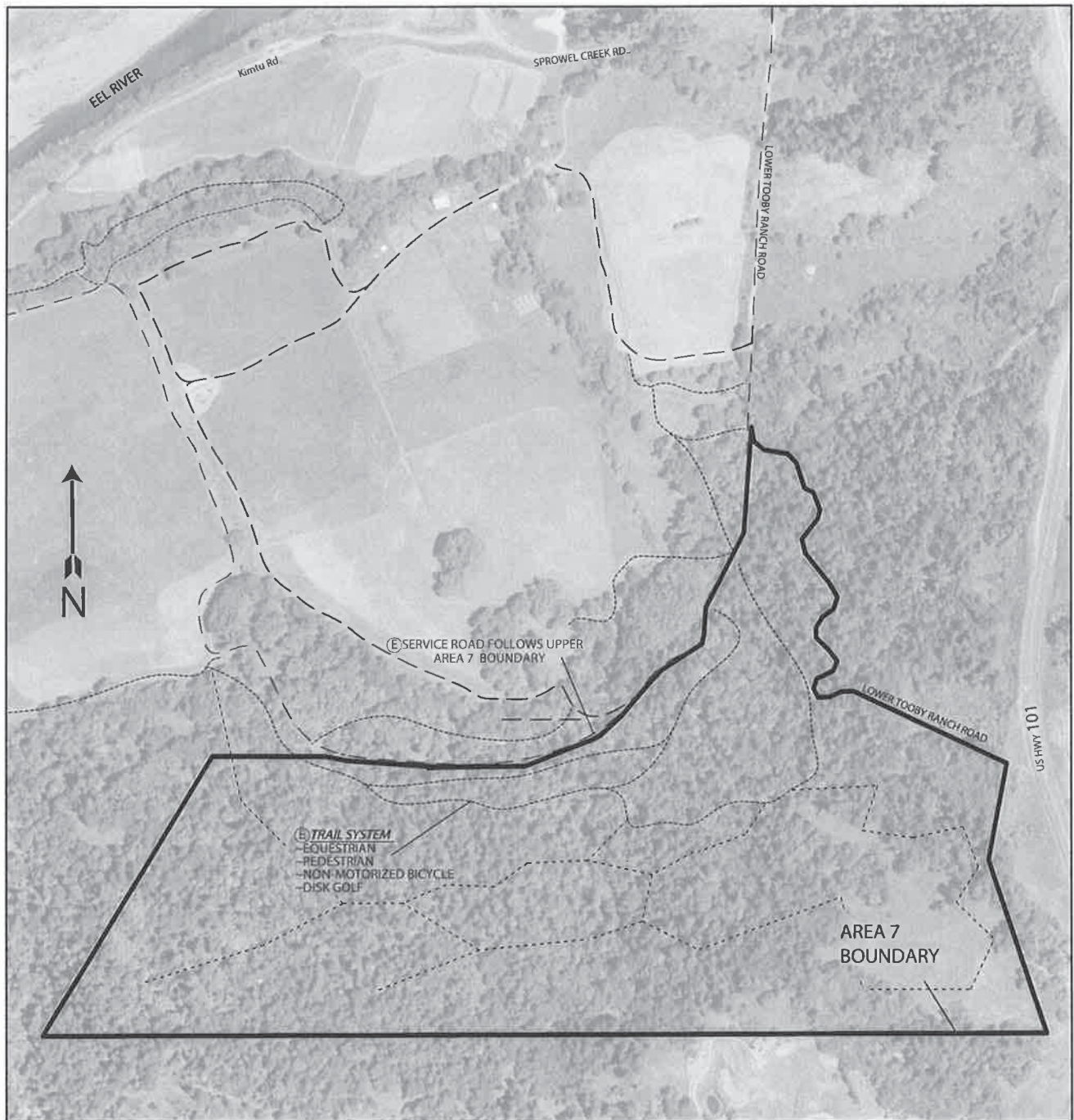


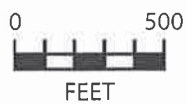
Figure 3-9

## AREA 6: RIVERFRONT

SOURCE: Huber C&D, 2014



APPROXIMATE SCALE (FT.)



(E) EXISTING

----- TRAIL

----- SERVICE ROAD

Figure 3-10

## AREA 7: FORESTLAND

SOURCE: Huber C&D, 2014



AMY SKEWES-COX



## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

1. The project shall be developed and conducted in accordance with the Plan of Operation in Attachment 5 and the Mitigation and Monitoring Plan in Attachment 6. The Plan of Operation identifies on-going requirements of Small, Medium and Large Events, and the mitigation measures in the Mitigation and Monitoring Plan include both one-time requirements and other requirements that will apply for the life of the project. Some of the mitigation measures are highlighted below:

**Holding Medium and Large Events:** Prior to holding the first Medium or Large Event, the EIR requires submittal of a Noise Management Plan for review and approval, and installation of a pedestrian bridge, plantings, and a split-rail fence. A number of other one-time and on-going mitigation measures also apply, such as submittal of annual reports for review by the Planning Commission. See the certified EIR for more details.

**Use of Environmental Camp:** Prior to the use of the Environmental Camp in Area 4, the EIR requires installation of a pedestrian bridge, plantings, and a split-rail fence to avoid concentrated pedestrian activity in the channel bottom of seasonal creeks. See the certified EIR for more details.

**Widening of the Driveway Entrance to the Park Headquarters:** Prior to widening the driveway to the Park Headquarters, the EIR requires implementation of mitigation measures, including submittal of Wetland Protection and Replacement Program subject to review and approval of county, state and federal agencies. See the certified EIR for more details.

**Construction of Ballfields:** Prior to construction of the ballfields, the EIR requires implementation of a number of mitigation measures, including improvements to parking areas, landscaping, and submittal of an Adaptive Management Plan for water demand supply and water supply subject to review and approval of county agencies. See the certified EIR for more details.

2. The project shall comply with the requirements of the State Office of Drinking Water as described in their letter to the Planning Commission dated September 30, 2016. The project applicant shall work closely with the State Office of Drinking Water to ensure compliance with public water system requirements before installing new public drinking water services from on-site water supplies. The applicant shall revise the Plan of Operation to incorporate new information about water supply and distribution that meets the requirements of the Office of Drinking Water as soon as possible, and prior to the first Medium Size event.
3. Prior to construction of new bathrooms, kitchen or grey water use, the applicant shall install an on-site wastewater treatment system to the satisfaction of the Division of Environmental Health. A letter or similar communication from that Division stating that they have approved installation of the on-site wastewater treatment system shall satisfy this requirement.
4. Prior to rebuilding, remodeling or new construction of any structure, the applicant shall secure approval of all required building permits from the Building Division.
5. Prior to any small, medium, or large event, the Applicant shall secure a Special Events permit from the Department of Public Works. A letter or similar communication from that agency providing the terms of the approved permit shall satisfy this condition.
6. Prior to holding any event of 300 or more persons, the applicant shall secure encroachment permits from the Department of Public Works for improvements to Sprowel Creek Road for

installing the required driveway improvements to Tooby Memorial Park and the Park Headquarters.

7. Prior to the first Medium or Large Event at the site, the applicant shall remove any Underground Storage Tanks (UST) on the property to the satisfaction of the Department of Environmental Health Hazardous Materials Unit. A letter or similar communication from that office stating the UST has been removed and no further work is necessary to remediate the site for contaminants from the UST shall satisfy this condition.
8. Prior to the first Medium or Large Event that includes parking off-site, the applicant shall revise the Traffic Control Plan to include placement of portable signs on Sprowel Creek Road within sight of the southbound US Route 101 ramp off-ramp terminal to indicate when special event parking is at capacity. Additional messaging should be considered that would direct motorists to the designated overflow parking areas. The Traffic Control Plan shall also be revised to include ADA-required spaces and bicycle parking, and to state that, "Any encroachment within the State Right of Way, including traffic control for special events, will require an encroachment permit from Caltrans. Caltrans will need to approve any traffic control plan which includes the regulation of traffic on State facilities. Traffic Control Plans must be prepared and stamped by a California licensed registered professional engineer."
9. The applicant shall enter into agreements with the Sheriff, CalFire, local fire agencies, and traffic control providers (CHP and CalTrans) to reimburse the affected agencies for unrecoverable expenses they will incur from increased service levels for all medium and large events. The Planning Division shall refer the annual report to the affected agencies for comments considered each year by the Planning Commission.
10. If the Southern Humboldt Community Park ceases to be the organization with primary responsibility for the Medium and Large Events, the conditional use permit for those events shall expire automatically. The Planning Director shall have the authority to determine if the use permit has expired by operation of this paragraph. The Planning Director's determination shall be appealable to the Board of Supervisors.
11. Sale of value-added farm products, food products, nursery, and seed production produced on the property shall be limited to a 200 square foot roadside stand area on the property.
12. **Within five (5) days of the effective date of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$3,078.25. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus a \$50 document handling fee. This fee is effective through December 31, 2017 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFG by phone at (916) 651-0603 or through the DFG website at [www.dfg.ca.gov](http://www.dfg.ca.gov) for a determination stating the project will have no effect on fish and wildlife. If DFG concurs, a form will be provided exempting the project from the fee payment requirement. In this instance, only a copy of the DFG form and the \$50.00 handling fee is required.

**On-Going Requirements to be satisfied for the life of the project**

1. The project shall be conducted in accordance with the approved Project Description, Site Plan, Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.
2. The applicant shall adhere to all of the Mitigation Measures in the certified Final EIR (pages 2-5 through 2-28 inclusive) and incorporated hereby reference. The applicant and successor's in

interest are required to pay for Mitigation Monitoring on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant. Any and all outstanding Planning fees to cover the Mitigation Monitoring shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

3. The applicant shall comply with the annual reporting and review requirements in accordance with Mitigation Measure NOISE-1d (pages 4.12-22 and 4.12-23). This mitigation measure includes the following provisions: 1) by December 31 of each year that a medium-sized or large-sized event is held, the applicant shall prepare and submit 15 copies of a post-event report discussing that year's concert. Verification of attendance levels shall be discussed; 2) The report shall focus on assessing the effectiveness of the plan of operation, mitigation measures and monitoring program. The report shall also contain written correspondence from agencies participating in monitoring and/or affected by the event; 3) Responses to all concerns and issues shall be identified in the report and appropriate measures to be undertaken at the following year's event identified as needed; 4) The Planning Commission shall review the post-event report within 120 days of receiving the report. The total attendance levels for medium- and large-sized events shall be determined by the Planning Commission on an annual basis after review and approval of the annual report. A large sized event (2,500 to 4,000 attendees) is not allowed until the Planning Commission has reviewed and approved two medium-sized events of at least 1,800 persons. The Planning Commission may waive the annual reporting requirements for up to 5 years should the applicant demonstrate the use has been conducted in conformance with all required mitigation, and no changes in attendance levels or mitigation is proposed; and 5) A minimum of one community meeting shall be held in the vicinity of the site within 90 days of each large-sized event.

#### **Informational Notes:**

1. To reduce costs the applicant is encouraged to bring in written evidence of compliance with all of the items listed as conditions of approval in this Attachment that are administered by the Planning Division. The applicant should submit the listed item(s) for review as a package as soon as possible before the expiration date. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment, will be subject to a review fee for Conformance with Conditions billed at the County's current burdened hourly rate with an initial deposit as set forth in the Planning Division's schedule of fees and charges (currently \$95.00). Please contact the Planning Division for copies of all required forms and instructions.
2. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
3. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be

contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.

4. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
5. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka
6. This permit approval (CUP and SP) shall expire and become null and void at the expiration of one (1) year from the date of the Board of Supervisors adoption of the associated General Plan Amendment and Zone Reclassification ("Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.



## ATTACHMENT 2

### Staff Analysis of the Evidence Supporting the Required Findings

**Required Findings:** To approve this project, the Hearing Officer shall determine that the applicants have submitted evidence in support of making **all** of the following required findings.

#### **A. Required Findings for General Plan Amendments**

1. The General Plan of Humboldt County is a dynamic document that can be modified to reflect changing social, economic or environmental conditions, or changes in state law. These changes include changing property from one plan designation or zone to another. Per Section 1452.2, *Findings Required*, of the Garberville Redway Benbow Alderpoint Community Plan and the Framework Plan, an amendment may be approved if:
  - a) Base information or physical conditions have changed; or
  - b) Community values and assumptions have changed; or
  - c) There is an error in the plan; or
  - d) To maintain established uses otherwise consistent with a comprehensive view of the plan.
2. In addition, the Plan amendment must be found to be in the public interest; and
3. The plan is required to be consistent with the Zoning or other implementation of the Plan

#### **B. Section 213-50 of the Zoning Ordinance states the following findings must be made to approve changes in the Zoning Maps**

1. The proposed zoning change is consistent with the General Plan.
2. The proposed change is in the public interest

#### **C. Required Findings for Conditional Use Permits & Special Permits**

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

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

#### **D. Required Finding for Consistency With Housing Element Densities**

1. Government Code Section 65302.81 requires specific findings supported by substantial evidence where a general plan amendment or zone reclassification is adopted that reduces 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 mid point of the density range specified in the plan designation).

2. In addition, the same Government Code sections also requires any proposed development to maintain the residential density for any parcel at or above that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid point of the density range specified in the plan designation), unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

#### **E. Required Finding for Consistency With the California Environmental Quality Act**

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:

1.
  - a) The project either is categorically or statutorily exempt; or
  - b) There is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
  - (c) An environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of insignificance, or the required findings in Section 15091 of the CEQA Guidelines are made.

#### **Finding A: Required Findings for General Plan Amendments**

Section(s)	Applicable Requirements
§ 1452.2 Required Findings (Framework Plan)	<p><b>Finding A1.</b> Base information or physical conditions have changed; or Community values and assumptions have changed; or There is an error in the plan; or To maintain established uses otherwise consistent with a comprehensive view of the plan.</p>
<p><b>Evidence Supporting Finding A1.</b> The PR - Public Recreation Land Use designation is shown in Attachment 7. Adding the PR designation to the Garberville/ Redway/ Benbow/ Alderpoint Community Plan (GRBAP) and applying it to the subject property would allow uses that are presently not considered together in any of the existing land use designations.</p> <p>The purpose of the PR designation is to protect lands suitable for public recreation and/or resource protection and to provide open space and public lands. Allowable uses types include the following:</p> <ul style="list-style-type: none"> <li>• <b>Natural Resource.</b> Fish and wildlife habitat, public access facilities, resource related recreation, boating facilities, watershed management and wetland restoration</li> <li>• <b>Resource Production.</b> General agriculture and timber production.</li> <li>• <b>Industrial.</b> Aquaculture.</li> <li>• <b>Civic.</b> Community assembly, public recreation.</li> <li>• <b>Other.</b> Caretaker's residence, subordinate residential, surface mining, temporary camping, and RV park, similar compatible uses.</li> </ul> <p>Historically, most of the property was primarily used for agriculture. A portion of it, Tooby Memorial Park, was operated by the County as a public park that accommodated small public</p>	

Section(s)	Applicable Requirements
	<p>gatherings. Since the applicant took ownership in 2000, it has conducted considerable public outreach to help guide the use of the property in a multi-year park planning process, including three initial visioning events with attendance of 30-60 people in 2002; a series of targeted public planning sessions beginning in 2008 with 40 to 200 attendees; and a survey of 425 individuals in 2012. The community input formed the basis for the park planning efforts and shaped the proposed project. Adding a PR – Public Recreation designation to the GRBPA and applying it to the project site would allow the uses of the property presently valued by many in the community as expressed through the community outreach.</p>
<p>§ 1452.2 Required Findings (Framework Plan)</p>	<p><b>Finding A2.</b> The proposed amendment is in the public interest.</p>
<p><b>Evidence Supporting Finding A2</b></p> <p>The response to Finding A1 above states that the proposed amendment responds to changes in community values based on the outcome of extensive public outreach efforts. Responding to changes in community values can be found to be in the public interest.</p> <p>Additionally, the Garberville and Redway areas of Humboldt County currently have a limited supply of available community park facilities that are in close proximity to population centers, and do not have any land zoned to allow the development of a multi-use community park. Since much of the flat land in proximity to population centers was historically, and remains to be, in use for agricultural, commercial and residential development, the few public areas that are in these vicinities have become overused. In order to meet the community demand for public space, the Southern Humboldt Community Park is proposed.</p> <p>The Goals, Policies, and Standards of § 4400, County Parks and Recreation, in the Framework Plan encourage providing and maintaining park and recreation areas which are highly accessible and reflective of public needs and minimize environmental impacts.</p> <p>Development of a multi-use park is in the public interest because it creates a variety of accessible uses, such as recreational opportunities and a community gathering space, in an area that is currently lacking. Additionally, the multi-use aspect of the park enables different uses that are not traditionally combined together, meeting a variety of agricultural, recreational, and educational needs in one place.</p>	
<p>Consistency with the Zoning Ordinance</p>	<p><b>Finding A3.</b> The plan is required to be consistent with the Zoning or the other implementation of the Plan.</p>
<p><b>Evidence Supporting Finding A3</b></p> <p>The proposed project will be consistent with the Inland Zoning Code. The new PR land use designation will allow for agricultural, natural resource, resource production, recreation, public assembly, and education and research uses, open to the public. This designation will be applied to the total 405.7-acre project area. The land within these areas will either be zoned for Agriculture Exclusive (AE) or Public Facilities-Rural (PF2), a new zone the applicant proposes to add to the inland zoning code as part of this project. As shown in Attachment 7, the PF2 zone will allow natural resource, resource production, agriculture, recreation, public assembly, and education and research uses. Lastly, a Qualified (Q) and a Recreation (R) combining zone will be added to the 307 acres of AE land to allow qualified-recreational uses.</p>	

**Finding B: Section 213-50 of the Zoning Ordinance states the following findings must be made to approve changes in the Zoning Maps**

Section(s)	Applicable Requirements
§312-50 of the Zoning Ordinance	<b>Finding B1.</b> That the proposed zoning change is consistent with the General Plan.
<b>Evidence Supporting Finding B1</b> <p>Response A3 above describes how the adding the proposed PR designation and applying it to the site will be consistent with adding the proposed new PF2 zoning designation to the Zoning Ordinance, and applying it to the site. That response also explains how the proposed new zoning is consistent with the PR General Plan Designation.</p> <p>The proposed amendment to the zoning ordinance to identify the PF zone as a zone that allows Cottage Industry is problematic because the proposed PR designation does not list Cottage Industry as an allowed use. The proposed Cottage Industry would allow "value-added farm products, food products, nursery, and seed production". According to the Zoning Ordinance Section 314-43.1.3.8, these uses can be allowed as an accessory agricultural use where they are produced on-site and sold in a roadside stand, which is limited to 200 square feet in size. Conditions of approval limit the sale of value-added farm products, food products, nursery, and seed production produced on the property to a 200 square foot roadside stand area to be consistent with the Plan.</p> <p>The addition of a Qualified (Q) and Recreation (R) combining zones to the AE principal zone district will implement the provisions of the PR designation which support natural resource, resource production, agriculture, recreation, public assembly, and education and research uses. While land stewardship uses (i.e., natural resource, resource production, education and agricultural related research) are consistent with the AE Zone, recreational use is not enumerated uses with or without a use permit. The addition of a recreation and qualified combining zones will fulfill the objectives of the project which include allowing some recreational and recreation-supportive activities (e.g., hiking trails and temporary parking for larger group events) to occur on the lands zoned AE.</p>	
§312-50 of the Zoning Ordinance	That the proposed zoning change is in the public interest
<b>Evidence Supporting Finding B2</b> <p>The response to Finding A2 above describes how all the proposed Plan amendments are in the public interest. As the proposed zoning amendments are consistent with them, they may also be considered to be in the public interest.</p>	

**Finding C: Required Findings for Conditional Use Permits & Special Permits**

**C1. The proposed development must be consistent with the General Plan.** The following table identifies the evidence which supports finding that the proposed project will be in conformance with all applicable policies and standards of the Garberville Redway Benbow Alderpoint Community Plan (GRBAP) after the Plan is amended from AE to PR.



Section(s)	Applicable Requirements	Evidence Supporting Finding #11
Land Use, Public Recreation (PR)	<p>Public Recreation (PR)</p> <p>The purpose of this classification is to protect lands suitable for public recreation or resource protection.</p> <p>The principal uses are identified as natural resource, resource production, recreation, agriculture, education, and research.</p> <p>Conditionally permitted uses include larger-scale public assembly events.</p> <p>Cottage Industry is primarily engaged in the onsite production of goods by hand manufacturing, such as ceramic studios, custom jewelry, small furniture manufacturers.</p>	<p>The proposed park will typically have uses that fall into a number of the principal use categories. These include surface mining, agricultural uses, a variety of recreational uses such as hiking, biking, organized sports, disc golf, specialty group camping, equestrian uses, educational classes, workshops, ecological restoration uses, and small public assembly events of less than 800 persons. The Plan of Operations in Attachment 5 explains how small events will be organized. It has standards for parking, traffic control, noise levels, hours of operation, sewage disposal, solid waste disposal, fire and police protection, security and lighting.</p> <p>In addition, under this CUP, the park will be allowed to have no more than five events annually of 800-2,500 persons per day, and no more than one annual event of 2,500-5,000 persons per day. These events will be located in the PF area of the park. The Plan of Operations explains how these larger events will be run as well. Conditions of approval require the events be conducted in conformance with the Plan of Operations, and the EIR contains mitigation measures that will be followed to ensure these events run smoothly. Annual reporting to the Planning Commission after each larger event will allow the County and the applicant to refine the standards and mitigation measures to ensure success of the events, protection of public health and safety, and to minimize the impacts on surrounding property owners.</p> <p>The proposed cottage industry is value-added farm products, food products, nursery, and seed production. Cottage industry is not listed as a permitted use in the PR designation. However these uses can be allowed as an accessory agricultural uses where they are produced on-site and sold in a roadside stand, which is limited to 200 square feet in size according to the Zoning Ordinance Section 314-43.1.3.8. Conditions of approval limit the sale of value-added farm products, food products, nursery, and seed production produced on the property to a 200 square foot roadside stand area to be consistent with the Plan.</p>
Transfer of Development	The County may in the future develop a transfer	The EIR describes how part of the proposed project will attempt to capture the existing

Section(s)	Applicable Requirements	Evidence Supporting Finding #11
Rights	of development rights program that could assign development credits to the existing general plan density allowed by the current General Plan designations, AR5-20 and AL20 Plan designations.	<p>residential development potential of the current General Plan designations that apply to the site - AR5-20 and AL20. The applicant proposes 54 single family development credits be captured for future sale when and if the County implements a Transfer of Development Rights Program.</p> <p>The current Framework Plan does not include any TDR program, so the proposal is outside of the current General Plan. However, the General Plan Update includes an implementation measure that could result in such a program in the future. It is unknown at this time what that program would look like, so it is highly speculative that the development credits sought by the applicant will have any value in the future. Nonetheless, Attachment 9 is a draft Conveyance of Development Rights document that may serve to capture the development credits requested by the applicant.</p>
Agricultural Land Protection §2522 (FRWK)	The optimum amount of agricultural land shall be conserved for and maintained in agricultural use to promote and increase Humboldt County's agricultural production.	<p>While a large part of the project is intended to maintain historic agricultural uses, the EIR for the project includes mitigation measures for the proposed larger public assembly events to avoid conflicts with agricultural uses, and minimize impacts on agricultural uses. Nonetheless, parking for the largest events, and construction of ballfields will convert approximately 20 acres of agricultural land to non-agricultural uses. This is described in the EIR as a significant and unavoidable impact.</p> <p>Alternative 2 in the EIR describes a "Reduced Public Facilities Acreage" alternative, which would reduce the area zoned PF by 17 acres, and increase the area zoned AE by that same amount. The EIR states Alternative 2 meets all of the project objectives. Accordingly, the attached Resolution recommends the Board approve the zoning maps shown in Alternative 2 rather than the proposed project. Given the proposed project will conserve and maintain 307 acres of the of the project site in agricultural production (75% of the site), and the recommended rezone increases the amount of land zoned Agriculture Exclusive by 17 acres, the finding can be made the approved project is the "optimal" amount of agricultural land.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding #11
Hazards §3200 (GRBAP)	New development shall minimize risks to life and property in areas of high flood and fire hazard areas.	<p>The project is located in an area of high fire hazard. It is located within the State's Responsibility Area for wildfire response.</p> <p>A large portion is located within the 100 year flood zone, Flood Zone A, per FIRM map #060060 1835B.</p> <p>Slope stability ranges primarily from low to moderate instability, with the northeast portion in an area of high instability. There are no Earthquake Hazard Zones in the vicinity of the project.</p> <p>All of these hazards are described in the EIR, and mitigation measures are proposed to minimize their impacts on the project. Additionally, all referral agencies have recommended approval of the project and identified no issues related to hazards.</p>
Archaeological and Paleontological Resources §3500 (GRBAP)	Protect cultural, archeological and paleontological resources.	Archaeological resources on the project site are described in Chapter 4.5 of the EIR. Mitigation measures are required to reduce the project's impacts on cultural resources to less-than-significant levels.
Biological Resources/ Sensitive and Critical Habitat §3420 (FRWK) & §3200 (GRBAP)	Protect designated sensitive and critical resource habitats.	<p>Biological resources on the project site are described in Chapter 4.4 of the EIR. Mitigation measures are required to reduce the project's impacts on biological resources to less-than-significant levels.</p> <p>The project proposes reduced setbacks from a wetland along the main road leading into the Park Headquarters Area to allow for road widening. Performance standards in the EIR describe the mitigation, including a minimum 2:1 replacement for the impacted wetlands.</p> <p>The project also proposes reduced setbacks to allow construction of a one-lane flatcar bridge over an ephemeral stream to prevent erosion and other degradation of the stream from pedestrian uses. The bridge may also be used for one-lane traffic flow during some events.</p>
Solid Waste, §3291.8 (FRWK)	Provide for healthy, safe, economical waste disposal systems; minimize environmental impact of waste handling and disposal.	The solid waste and recycling component of the Plan of Operation contains detailed specifications for the collection, storage, and proper disposal of solid waste and recyclable materials.

Section(s)	Applicable Requirements	Evidence Supporting Finding #11
Water Resources §3300 (FRWK)	Protect water resources and the fish and wildlife habitat utilizing those resources.	The project's impacts on hydrology and water quality are described in Section 4.9 of the EIR. That section includes mitigation measures that will reduce the impacts of the project on water resources to less than significant levels.
Noise §3240 (FWRK)	<p>Policies and standards identify compatible, conditional and incompatible noise levels for various land uses.</p> <p>The noise compatibility matrix establishes requirements for project approval to ensure development is consistent with the General Plan.</p>	The Plan of Operations in Attachment 5 and Section 4.12 of the EIR describe the measures that will be taken to minimize noise impacts on the surrounding properties. With these measures in place, the noise impacts of the project are reduced to less than significant levels.

**C2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and C3. The proposed development conforms with all applicable standards and requirements of these regulations.** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt Zoning Regulations. Humboldt County Inland Zoning Regulations after the Zoning is amended from AE to PF.

Section(s)	Applicable Requirements	Evidence Supporting Finding #12
314-3.3 MH - Heavy Industrial Zone, and 314-32.1 Q - Qualified Zone	The Heavy Industrial or MH Zone is intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas. The Qualified Zone is intended to be combined with any principal zone in situations where sound and orderly planning require limitations on the allowed uses.	The existing gravel mining operation is presently zoned MH-Q, Qualified Heavy Industrial. This designation limits the allowed uses of that area to gravel mining. The proposed project will not interfere with or otherwise impact the gravel mining operations in that area.
314-7.1 AE - Agriculture Exclusive Zone	The Agriculture Exclusive or AE Zone is intended to be applied in fertile	The AE Zone will continue to apply to 307 acres of the site. These areas are proposed to continue to be used for agricultural use. A Qualified (Q) and



314-32.1 Q - Qualified and 314-33.1 R - Recreation Combining Zones	areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare.	Recreation (R) combining zone will be applied to these areas to allow recreational uses alongside the agricultural use. The EIR and Plan of Operations attached to this staff report describe how recreational use of the AE zoned areas will be limited to ensure the continued agricultural productivity of the site. The proposed CUP will allow the following commercial recreation uses: hiking, biking, organized sports, disc golf, specialty group camping, equestrian uses, educational classes, workshops, ecological restoration uses, and community assembly events of less than 800 persons. During medium and large events held in the PF - Zoned areas, some AE-zoned lands will be used to provide parking and access to the venue.	
	The Recreation Combining Zone is intended to be combined with any principal zone in which the addition of recreational uses is desirable and will not be detrimental to the uses of the principal zone or of adjacent zones.	The above described uses are allowed in the Recreation (R) combining zones as private and commercial recreation. The park site exceeds the development standards in the R combining zone for lot size, lot width, and yard setback. New buildings will need to adhere to the 35 foot height limit. The EIR and project description provide for management of recreational activities such that the uses are not detrimental to continuation of general agriculture. The access to the site has been evaluated as part of the EIR and mitigation measures proposed to reduce impacts to less than significant. These include requiring flaggers and shuttle buses for medium sized events for larger events limiting on-site parking to a maximum of 700 spaces. Signing and other traffic control measures are more fully described in Section 4.16-1 through 4.16-27 of the EIR. The Q Zone limits uses to those specific activities in AE Zoned area described in the Project Description and EIR for the SHCP project.	
	The Qualified Zone is intended to be combined with any principal zone in situations where sound and orderly planning require limitations on the allowed uses.		
	Min. Lot Size	20 acres	405 acres
	Min. Lot Width	100 feet	> 1,000 feet
	Yard Setbacks	Front: 30' Rear: 20' Side: 20' (maximum)	All proposed new construction will be required to conform to these setback requirements.
	Max. Lot Coverage	35%	< 5%
Max. Bldg. Height	35'	< 35'	

PF2 - Public Facility -Rural	The PF2 zone is intended to apply to areas in which community-based uses are the desirable predominant uses. The purpose of this zoning classification is to allow a variety of civic uses and natural resource uses, including resource production, recreation, education and research.	The PF2 Zone includes all the aspects of the project in the list of principal permitted uses.
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**C4. Public Health, Safety and Welfare:** The following table identifies the evidence which supports finding that the proposed community park will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.

Section(s)	Applicable Requirements	Evidence Supporting Finding #12
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	The EIR describes how the proposed project will not be detrimental to the public health, safety and welfare nor materially injurious to adjacent properties. All reviewing referral agencies have approved or conditionally approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning regulations, and has been mitigated to not cause significant environmental damage except for conversion of agricultural lands.

**Finding D: Required for Consistency with Housing Element Densities**

Section(s)	Applicable Requirements
Government Code Section 65302.81	Specific findings supported by substantial evidence are required where a general plan amendment or zone reclassification is adopted that reduces the residential density for any parcel below that utilized by the Department of Housing and Community Development (HCD) in determining compliance with housing element law (the mid point of the density range specified in the plan designation).
The project site is zoned Agricultural Exclusive, and is not included in the residential land inventory of the Housing Element. Therefore, the project will be consistent with this requirement.	



**Finding E: Required Finding for Consistency with the California Environmental Quality Act**

<b>Section(s)</b>	<b>Applicable Requirements</b>	<b>Evidence Supporting Finding #16</b>
Consistency with the California Environmental Quality Act	The plan is required to be consistent with the California Environmental Quality Act	An EIR has been prepared for the project, and is included as Attachment 6 of this staff report.

## **ATTACHMENT 3**

### **Applicant's Evidence in Support of the Required Finding**

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings.

- Plot Plans [attached]
- Plan of Operation and Project Description [attached]
- Environmental Impact Report [attached]



## ATTACHMENT 4

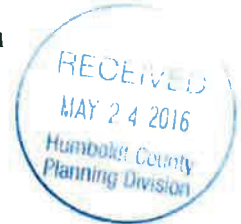
### Referral Agency Comments and Recommendation

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

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection Division	✓	Conditional Approval	✓	
County P/W, Land Use Division	✓	Conditional Approval	✓	
Department of Environmental Health	✓	Conditional Approval	✓	
Bear River Tribe	✓	Approval		✓
CalTrans District 1	✓	Conditional Approval	✓	
County Sheriff		No Response		
Humboldt County Farm Bureau	✓	Modifications needed	✓	
State Office of Drinking Water	✓	Conditional Approval	✓	
Garberville Community Sanitary District	✓	Conditional Approval	✓	



HUMBOLDT COUNTY  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION  
3015 H STREET, EUREKA, CA 95501 PHONE (707) 445-7541



5/12/2016

PROJECT REFERRAL TO: **Building Inspection**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, Bear River Band Rohnerville Rancheria, Farm Bureau, Sheriff, Garberville CSD, Garberville FPD

**Applicant Name** Southern Humboldt Community Park Draft Environmental Impact Report **Key Parcel Number** 222-241-009 and 222-091-014

**Application (APPS#)** 6111 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** GPA-10-02, ZR-10-02, CUP-10-04, & SP-10-10

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

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

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

**Return Response No Later Than June 29, 2016** Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**E-mail:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

- ☒ Recommend Approval. The Department has no comment at this time.
- ☐ Recommend Conditional Approval. Suggested Conditions Attached.
- ☐ Applicant needs to submit additional information. List of items attached
- ☐ Recommend Denial. Attach reasons for recommended denial.
- ☐ Other Comments : \_\_\_\_\_

5-23-16

Patrick McTee



ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
FAX 839-3596

AVIATION

839-5401

DEPARTMENT OF PUBLIC WORKS  
**COUNTY OF HUMBOLDT**

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

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

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

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

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

LAND USE 445-7205


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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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TO: Michael Richardson, Senior Planner, Planning & Building Department

VIA: Robert W. Bronkall, Deputy Director

FROM: Kenneth Freed, Senior Engineering Technician 

DATE: 01/28/2015

RE: **SOUTHERN HUMBOLDT COMMUNITY PARK EIR**  
**APN 222-091-014 AND 222-241-009**

The Department has an extensive history with this project. On 04/09/2009, the Department commented on the General Plan Petition for the subject property; and on 11/24/2010, the Department commented on the Traffic Assessment, Management and Control Plan for the subject property.

The Department has reviewed the Environmental Impact Report (EIR) titled *Southern Humboldt Community Park Draft Environmental Impact Report*, dated October 2014, prepared by Amy Skewes-Cox, AICP. As previously noted, the County does not maintain any parks in the vicinity and supports the concept of expanding the park in order to provide increased recreational opportunities to the community. The Department still remains concerned that the existing roadway infrastructure serving the subject property is not appropriate for the proposed uses.

The subject property is located close to the town of Garberville. It is located approximately one half mile southerly from the town along Sprowel Creek Road (County Road No. 6B095). In general, from Riverview Lane to the subject property, Sprowel Creek Road is a paved County maintained road that is approximately 18 feet wide without pedestrian facilities, bike lanes, or shoulders. In addition, the project also fronts Camp Kimtu Road (County Road No. 6B100). Camp Kimtu Road is a paved, County maintained road that is approximately 20 feet wide without pedestrian facilities, bike lanes, or shoulders

The expansion of the park is within walking distance to town will most likely increase non-motorized traffic (bicycle and pedestrian) along Sprowel Creek Road. The Department cannot support the project until impacts to Sprowel Creek Road and Camp Kimtu Road are addressed.

The Department offers the following additional comments:

1. The EIR does not address any off-site improvements to Sprowel Creek Road from the subject property to U.S. 101 that are necessary for non-motorized traffic.



Adding a paved shoulder along the north-bound side of Sprowel Creek road may be the first step in addressing non-motorized traffic. If supported by hydraulic calculations, the pave shoulder may be sufficient to work as a gutter in lieu of the existing ditch. Otherwise, a storm drain system will need to be constructed in the ditch in order for the paved shoulder to be constructed.

The Department can support an incremental approach to constructing off-site mitigation improvements.

2. The EIR does not address frontage improvements to Sprowel Creek Road and Camp Kimtu Road.

As an alternative to frontage improvements along Sprowel Creek Road and Camp Kimtu Road, the Department can support a Caltrans Class 1 trail constructed within the subject property parallel to Sprowel Creek Road and Camp Kimtu Road to accommodate non-motorized traffic. However, a design to accommodate the transition at the trail's termination will be a challenge.

3. The EIR needs to verify the accuracy of all references regarding which roads are being used. Names of roads are incorrect and/or change throughout the EIR. It is unclear within some of the areas of the EIR which roadway is being described. As examples:

- Camp Kimtu Road (not Kimtu Road) fronts the subject property.
- On page 3-27, it is unclear if Lower Tooby Ranch Road is the same as Tooby Ranch Road. A comprehensive map correctly labeling all roads needs to be provided.

4. On-site parking areas shall adhere to dimensional standards by providing appropriate stall length, width, and aisle way width. Pursuant to County Code Section 314-109.1.2.2.5 and 314-109.1.5.1, the Department is responsible for reviewing and approving parking areas.

The Building Division of the Planning & Building Division is responsible for on-site ADA. The Building Division may require that portions of the parking lot(s) be surfaced for ADA accessibility.

Parking for trail heads shall be permanent and shall be located outside of the County maintained road right of way in developed parking areas.

5. A map showing the location of all proposed shuttle stops is needed. As previously mentioned [Item 6.2 in 11/24/2010 DPW memo], shuttle stops are not be located in the County maintained rights of way.
6. Page 4.16-1. Provide a copy of the traffic impact study by W-Trans, Whitlock & Weinberger Transportation, Inc. that is referenced in the EIR. It is unclear if this is what is included in the appendix.
7. Page 2-21, Table 2-2 *Traffic-4d*. This mitigation measure is to encourage bicycle traffic which conflicts with limited "use" statements made elsewhere in the EIR.

8. Page 2-21, Table 2-2, *Traffic-4e* It is unclear where the temporary shelters will be placed in the County maintained right of way, or on private property. Temporary shelters in the County maintained right of way will require that a special event permit be issued from the Department. In general, temporary shelters must not obstruct the traveled way (both vehicular, and non-motorized).
9. Page 3-31 *Proposed Changes*. All parking on County-maintained rights of way must be parallel per California Vehicle Code Section 22502(a).

The Department is concerned about the frequency of when parking on the undeveloped (not paved) shoulder of County maintained roads will be used. If parking on the undeveloped shoulder is infrequent, then damage to the edge of the County road is minor. Otherwise, a paved parking lane will need to be provided.

It is unclear if the applicant is proposing improvements to turn-outs on County maintained roads. Improvements to turn-outs will require an encroachment permit to be issued by the Department. The Department cannot support improvements that would be prohibit the use of the turn-out or present a traffic safety issue.

Existing turnouts on Sprowel Creek Road and Camp Kimtu Road may not always be available for parking and should not be included in parking calculations for determining the amount of parking being provided for the project.

10. Page 3-43 *Local Agencies*. In the fourth bullet point, the Department of Public Works statement should be expanded to include issuances of special event permits, and approval of traffic control plans within the County maintained road system.
11. Page 4.1-10 *Mitigation Measure Aesthetics-1a*. All vegetation planted as mitigation shall be planted outside the County maintained road rights of way, meet the County visibility ordinance, not block county road drainage, or cause additional maintenance for the road crew. Prior to installing vegetation, the planting plan should be reviewed by the Department to ensure that these issues have been addressed.
12. Page 4.1-10 *Mitigation Measure Aesthetics-1b*. The Department of Public Works ensures sight visibility not the County Sheriff's office.

The following are PRELIMINARY recommendations from the Department. These recommendations are being provided to assist the applicant in understanding what will ultimately be recommended as part of the project. These recommendations will be revised and finalized based upon approval of the revised project plans and reports.

- A. Applicant must apply for and obtain an encroachment permit for all driveways (accesses) constructed or proposed on Camp Kimtu Drive and Sprowel Creek Road. (This includes existing driveways constructed without an encroachment permit). The permit will require the applicant to construct a driveway entrance surfaced with asphalt concrete or as approved by the Department of Public Works (Department). [reference: County Code section 411-11 (a)(b)]

- B. The encroachment permit will require the driveway entrance to be surfaced with asphalt concrete or portland cement concrete. The paved area shall extend a minimum of 20 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)]
- C. The encroachment permit will require the following improvements to Camp Kimtu Road along the frontage of the subject property: *<to be determined based upon final mitigation measures for the project>*
- D. The encroachment permit will require the following improvements to Sprowel Creek Road along the frontage of the subject property: *<to be determined based upon final mitigation measures for the project>*
- E. The encroachment permit will require the following improvements to Sprowel Creek Road from the subject property to Riverview Lane (off-site improvements): *<to be determined based upon final mitigation measures for the project>*
- F. Site visibility must be maintained at the driveway entrances in conformance with County Code. [reference: County Code Section 341-1 et seq.]
- G. Increased storm water runoff from the subject property shall not be channeled or directed to flow across the traveled section of the County roadway. Drainage shall be contained at the edge of the County road surface. Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department.
- H. The project lies within Zone C of the Airport Land Use Compatibility Plan (ALUCP) for the Garberville Airport. If applicable for this type of project, the Applicant shall cause to be dedicated to the County of Humboldt an Overflight Easement for the benefit of the Garberville Airport in a manner satisfactory to this Department. [reference: Section 3.3.2 of the ALUCP]
- I. A special event permit issued by the Department will be required for all events at the park in which traffic control operations are required. The Department will review and approve the proposed traffic control plan for each event. If the implemented traffic control is insufficient or causes complaints, the applicant may need to reimburse the Department's Road Maintenance Division for time in providing assistance and/or oversight during the event.

Attachments:


- Department of Public Works memo from R.W. Bronkall to M. Richardson dated 04/09/2009
- Department of Public Works memo from R.W. Bronkall to M. Richardson dated 11/24/2010

// END //



**MEMO**  
**HUMBOLDT COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
**LAND USE DIVISION**

TO: Michael Richardson, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer 

DATE: April 9, 2009

RE: **SOUTHERN HUMBOLDT COMMUNITY PARK**  
**APN 222-091-003, -006, & -241-008, GPP-08-02**

The Department has no comment regarding the proposed General Plan Petition.

**Informational Notes:**

1. The subject property is located in the State Responsibility Area and is subject to the County's Fire Safe Regulations (FSR) as set forth in County Code. Development of the subject property must comply with FSR. The Department is involved with ensuring that roads meet minimum FSR. The most common issues with roads not conforming to FSR are: the maximum length of dead-end road is exceeded; the width of road is not wide enough; the grade of the road is too steep; and curve radii are too small. Development of the subject property may require extensive on-site and off-site road improvements in order to meet minimum standards. **The applicant should be advised that approval of the General Plan Petition does not imply that FSR have been met or can be met.**
2. Future development of the subject property into a park will require an appropriate area for parking cars. A two-tiered plan for parking may be appropriate for this site. The first tier would provide an appropriate number of permanent, improved parking stalls for day-to-day park use. The second tier would provide an appropriate number of temporary "lawn area" parking stalls for events. The "lawn area" parking would be similar to the plan used by the Humboldt County Fair in Ferndale. The purpose of the two-tiered plan is to recognize the day-to-day parking needs of the park without over-building a parking lot to serve an occasional large event.

For larger events, the second tier can be supplemented with off-site parking areas and shuttle buses.

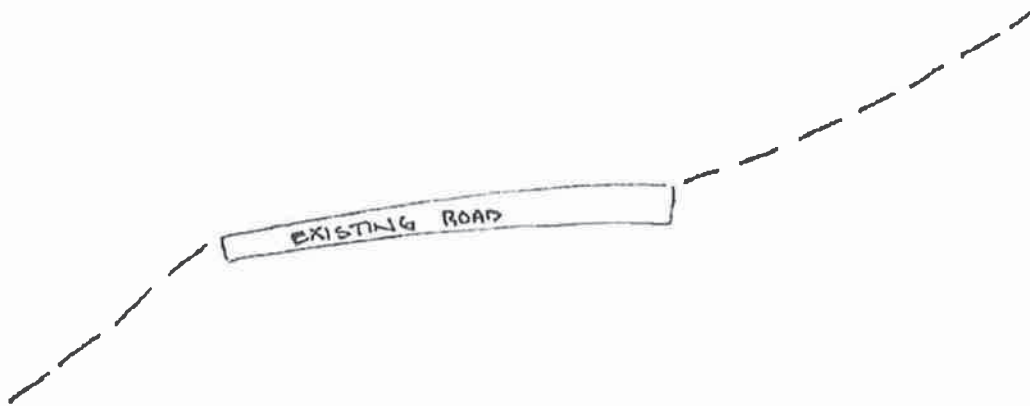
The Institute of Transportation Engineers (ITE) has developed books related to parking generation and trip generation. These books are typically used to determine parking needs and traffic trips for various land use types. Unfortunately, neither provide useful data for parks.

referrals\2220091-003 southern humboldt community park GPP.doc

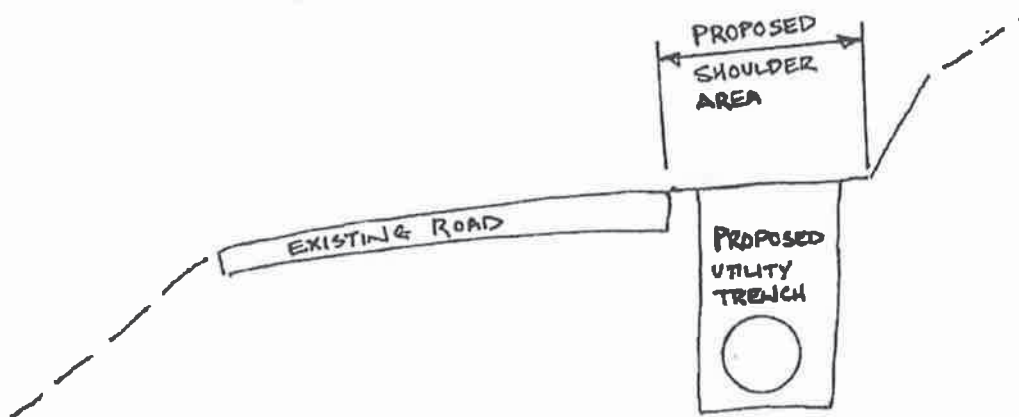
3. Future development of the subject property into a park will most likely increase pedestrian traffic along Sprowel Creek Road from Redwood Drive to the park. Sprowel Creek Road is a narrow road without pedestrian facilities.

Garberville Sanitary District is planning to construct facilities down Sprowel Creek Road from Garberville to areas beyond the park. The Department recommends that both the Public Works Department and Community Development Services Department work with the District to determine the feasibility of constructing these facilities to the side of the road. This would result in providing a shoulder area where pedestrians could walk. See the attached sketch.

4. The subject property is responsible for completing Encroachment Permit No. 05299 issued for APN 222-091-006.
5. Future development of the subject property into a park will require that all un-permitted encroachments onto Sprowel Creek Road and Camp Kimtu Road be brought into conformance with County Code. This typically involves applying for an encroachment permit, paving the driveway apron, and meeting site visibility requirements.
6. Future driveways onto Sprowel Creek Road and Camp Kimtu Road require encroachment permits. This typically involves applying for an encroachment permit, paving the driveway apron, and meeting site visibility requirements.



***Cross Section showing the existing conditions of Sprowel Creek Road  
(not to scale)***



***Cross Section showing the potential shoulder on Sprowel Creek Road  
(not to scale)***





ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
FAX 839-3596

AVIATION

839-6401

DEPARTMENT OF PUBLIC WORKS

**COUNTY OF HUMBOLDT**

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

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FACILITY MAINTENANCE

NATURAL RESOURCES 445-7741  
PARKS 445-7651  
ROADS & EQUIP. MAINT 445-7421  
445-7493

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

LAND USE

445-7205

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

TO: Michael Richardson, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer *RB*

DATE: 11/24/2010

RE: **SOUTHERN HUMBOLDT COMMUNITY PARK  
TRAFFIC ASSESSMENT, MANAGEMENT AND CONTROL PLAN  
GPP-10-02; ZR-10-02; CUP-10-04; SP-10-10  
APN 222-091-003, -006, & -241-008**

**COPY**

The Department does not maintain any parks in the vicinity; therefore the Department supports the concept of expanding the existing park in order to provide recreational opportunities to the community. However, the Department is concerned that the existing roadway infrastructure serving the subject property is not be appropriate for the proposed level of use. The Department's primary concern involves impacts to non-motorized traffic on Sprowel Creek Road. In general, Sprowel Creek Road from Riverview Lane to Camp Kimtu Road is paved roughly 18 feet wide without any shoulders. In general, Camp Kimtu Road within the subject property is paved roughly 20 feet wide without any shoulders. Other concerns of the Department involve traffic management and traffic control issues regarding events that are proposed to be held on the subject property.

As part of the project, a traffic assessment, management and control plan should be prepared by a traffic engineer licensed by the State of California. The Department has prepared an outline of what the plan should include. This is included as Attachment "A". The plan also includes the assessment of capacity / quality of service of the existing roads:

1. To determine the maximum level of use before improvements to Sprowel Creek Road can be constructed.
2. To identify the needed improvements necessary for all of the proposed uses (ultimate plan).

Depending upon the maximum level of use that could be permitted without improvements to Sprowel Creek Road, this could allow the park to operate with some limited functionality. In the mean time, the park could then begin the process of funding and constructing improvements on Sprowel Creek Road to allow more intensified uses on the subject property.

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**Attachment "A": Outline of the Traffic Assessment, Management and Control Plan  
for Southern Humboldt Community Park APN 222-091-003, -006, & -241-008**

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*Above: Picture of Sprowel Creek Road*



*Above: Picture of Camp Kimtu Road*

**Attachments:**

- Attachment "A": Outline of the Traffic Assessment, Management and Control Plan for Southern Humboldt Community Park

**// END //**

**Attachment "A": Outline of the Traffic Assessment, Management and Control Plan  
for Southern Humboldt Community Park APN 222-091-003, -006, & -241-008**

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**1.0 APPLICABILITY**

The project shall be conditioned to comply with the traffic assessment, management and control plan approved by the Department of Public Works.

**2.0 PROPOSED LEVEL OF USE**

The applicant shall furnish to their traffic engineer and the Department an estimate of the daily number of employees, vendors, and event patrons expected for each proposed planned event. The estimates may be based upon similar recent events at other venues.

The applicant's traffic engineer shall apply this information in the preparation of a comprehensive traffic assessment, management and control plan that:

- Establishes event size group categories based upon levels of anticipated use of the facility in terms of event size.
- For each event size group category, ensures traffic management and control measures will address both efficiency and safety for all attendees accessing to and from the event.



**Attachment "A": Outline of the Traffic Assessment, Management and Control Plan  
for Southern Humboldt Community Park APN 222-091-003, -006, & -241-008**

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- For each event size group category, ensures minimal disruption to local residents who access the adjacent County roadways.
- Provide mitigation that ensures non-motorized traffic (such as bicycles and pedestrians) use of Sprowel Creek Road will not be adversely impacted by event vehicular traffic. Example: Provide off-site parking and shuttle attendees –versus-increased traffic from on-site parking.
- Furnish parking layouts for both on-site and off-site parking facilities that include all dimensions necessary for the layout of access and parking for each parking facility; illustrates planned traffic flow to and from adjacent County roads; placement of traffic control personnel and signage for each proposed on-site and off-site parking facility.
- Provide procedures for traffic control personnel that meet or exceed the procedures specified herein.

If future events are scheduled that are similar in nature to previously identified events, the traffic control plan established for a similar event may be utilized.

**2.1 CAPACITY OF ROADS AND QUALITY OF SERVICE**

The applicant's traffic engineer must assess the capacity and quality of service of the existing roads to serve both motorized and non-motorized transportation. In particular, the plan must:

- Determine the maximum level of use for the park before improvements to Sprowel Creek Road can be constructed.
- Identify the needed improvements necessary for all of the proposed uses of the park (ultimate plan).

**3.0 PARKING DEMAND DETERMINATION**

The applicant's traffic engineer shall utilize the estimate of daily number of employees, vendors, and event patrons expected for each proposed planned event to determine the number of separate parking spaces required for each of the following groups:

- **Vendors** - The determination of the minimum number of parking spaces required for vendors shall not be less than one (1) parking space per each vendor.
- **Employees** – The determination of the minimum number of parking spaces required for employees shall not be less than that specified within Humboldt County Code (HCC) Section 109.1.3.3.4., as provided directly below:

**Attachment "A": Outline of the Traffic Assessment, Management and Control Plan  
for Southern Humboldt Community Park APN 222-091-003, -006, & -241-008**

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**109.1.3.3.4 Theaters or Stadiums. One (1) parking space for every four (4) seats, plus one (1) space for every two (2) employees. (Former Section INL#316-13.3(c)(4); Ord. 1668, Sec. 5, 1/15/85; Amended by Ord. 1692, Sec. 2, 6/11/85; Amended by Ord. 1842, Sec. 13, 8/16/88)**

- **Patrons** – The determination of the minimum number of parking spaces required for patrons shall not be less than that specified within HCC Section 109.1.3.3.4, as provided directly below:

**109.1.3.3.4 Theaters or Stadiums. One (1) parking space for every four (4) seats, plus one (1) space for every two (2) employees. (Former Section INL#316-13.3(c)(4); Ord. 1668, Sec. 5, 1/15/85; Amended by Ord. 1692, Sec. 2, 6/11/85; Amended by Ord. 1842, Sec. 13, 8/16/88)**

- **Physically Handicapped** – The determination of the minimum number of parking spaces required for the physically handicapped shall not be less than that specified within HCC Section 109.1.2.8, including HCC Sections 109.1.2.8.1 through 109.1.2.8.3 inclusive, as provided directly below:

**109.1.2.8 Parking Facilities for the Physically Handicapped. Facilities accommodating the general public, including but not limited to auditoriums, theaters, restaurants, hotels, motels, stadiums, retail establishments, medical offices and office buildings shall provide parking spaces for the physically handicapped in compliance with Section 431-2 of the Humboldt County Code and the following provisions: (Former Section INL#316-13.2(h); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)**

**109.1.2.8.1 Handicapped parking spaces shall be at least fourteen feet (14') wide and eighteen feet (18') long. (Former Section INL#316-13.2(h)(1); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)**

**109.1.2.8.2 Parking facilities containing six (6) through (40) spaces, inclusive, shall include one (1) handicapped parking space permanently signed with the international symbol of accessibility. One more handicapped space shall be provided for each additional forty (40) spaces or increment thereof. (Former Section INL#316-13.2(h)(2); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)**

**109.1.2.8.3 Two (2) handicapped spaces permanently signed, shall be required in conjunction with any use or combined uses which occur within a space of more than 10,000 square feet gross floor area. (Former Section INL#316-13.2(h)(3); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)**

In the event parking demand exceeds on-site parking capacity, the ratio of one (1) required handicapped space for every forty (40) spaces or increment thereof shall apply to the total combined number of on-site and off-site parking spaces required. The total required handicapped spaces shall be sited at on-site parking facilities.

In addition to the above referenced requirements, the applicant's traffic engineer shall apply HCC Sections 109.1.2.9 through 109.1.2.12 when necessary.

### **3.1 PARKING CAPACITY DETERMINATION**

The applicant's traffic engineer shall estimate available on-site parking, off-site parking allowed per HCC Section 109.1.2.1.1.3, or off-site parking beyond the distance allowed by HCC Section 109.1.2.1.1.3, by applying the dimensions per parking stall established within HCC Section 109.1.2.2:

#### **109.1.2.2 Size and Improvement.**

109.1.2.2.1 Each normal size parking space shall be not less than eight feet (8') wide, eighteen feet (18') long and contain seven feet (7') of vertical clearance. (Former Section INL#316-13.2(b)(1); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

109.1.2.2.2 Each compact car space shall be not less than seven and one-half feet (7-1/2') wide and sixteen feet (16') long. (Former Section INL#316-13.2(b)(2); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

109.1.2.2.2.1 No compact car spaces shall be allowed in parking areas containing less than ten (10) parking spaces. (Former Section INL#316-13.2(b)(2)(a); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

109.1.2.2.2.2 In lots where compact car spaces are permitted, up to twenty-five percent (25%) of all spaces in the lot may be compact car parking spaces. (Former Section INL#316-13.2(b)(2)(b); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

109.1.2.2.2.3 Compact car spaces shall be visibly marked with signs and shall be clustered in one section of the parking area. (Former Section INL#316-13.2(b)(2)(c); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

In addition to the individual parking stall dimensions established within HCC Section 109.1.2.2, access lanes between parking and encompassing the perimeter of each parking area shall be identified that satisfy HCC Section 109.1.5.1:



**109.1.5 Additional Requirements.**

**109.1.5.1** Any off-street parking area for other than residential uses wherein five (5) or more spaces are proposed shall be in conformance with the standards in this Code which pertain to encroachment (Section 411 and following), and shall be designed so as to provide sufficient maneuvering room for vehicles on-site so that they may leave the site to enter onto any street without backing onto the street. The adequacy of maneuvering room shall be determined by the Department of Public Works, based upon engineering standards. (Former Section INL#316-13.5 (a); Added by Ord. 1668, Sec. 7, 1/15/85)

**3.2 PARKING FACILITY LIGHTING**

Any events that do not end within one-half hour before dusk shall require all parking facilities to be properly illuminated with either permanent or temporary lighting facilities per HCC Section 109.1.2.7:

**109.1.2.7 Lighting.** Any lights used to illuminate the parking spaces or driveways shall be designed and located so that direct rays are confined to the property where the parking area is located. (Former Section INL#316-13.2(g); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

**3.3 IDENTIFICATION OF PARKING FACILITIES**

Based upon the parking demand determined for each event size group category, the comprehensive traffic assessment, management and control plan shall identify all required parking areas that meet the requirements of HCC Section 109.1.2.1.

Where exceptions to HCC Section 109.1.2.1 are necessary due to estimated parking demand for any event size group category exceeding existing on-site parking capacity, the provisions of HCC Section 109.1.2.1.1 shall apply.

If the requirements of HCC Section 109.1.2.1.1.3 cannot be met, the comprehensive traffic assessment, management and control plan shall include requirements for the safe and efficient transportation of attendees to the event from off-site parking facilities properly secured by the applicant.

**3.4 MINIMUM NUMBER OF PARKING LOT ACCESS POINTS**

The minimum number of access points from any County road to any parking area, whether on-site or off-site, shall be two (2), utilizing a primary / secondary access plan. The primary access shall be the longest access route from the County road to the parking area to enable the longest available queue (back-up of waiting vehicles) into the parking area without queuing into or over the County right of way. Should the primary access queue extend to the County road, the traffic control personnel on the County road at the primary access point shall redirect traffic to the secondary access point until the queue along the primary parking lot access road is satisfactorily reduced to allow resumption of traffic onto the primary parking lot access. Traffic control personnel stationed on the County road at the primary parking lot access location may also release traffic to the secondary parking lot access location when outbound traffic on the County road is

approaching and passing through the primary parking lot access location to avoid a stoppage of inbound event traffic and interference with the passage of local traffic.

### **3.5 PARKING AREA ACCESS**

All access roads serving parking areas from County roads shall have a durable dust free surface (either compacted gravel aggregate base or asphalt pavement), and shall be a minimum Class 3 Road (16 foot width) with two foot (2') gravel shoulders on each side.

The first fifty feet (50') of any access road and the first twenty-five feet (25') of any driveway from the edge of pavement of any County road serving any parking area utilized by the event shall be surfaced with asphalt concrete. If it is necessary to improve any access road or driveway to meet this requirement, a minimum of 0.2 foot of Class A asphalt concrete pavement shall be placed over a prepared subgrade consisting of a minimum 0.6 foot of Class 2 or Class 3 aggregate base compacted to 95% per California Test 216 specifications.

### **3.6 PARKING RESTRICTIONS ON COUNTY ROADS**

Event parking on all County roads west of the intersection of Sprowel Creek Road and Route US 101 southbound off and on ramps shall be prohibited and signed in accordance with California Vehicle Code Sections 22651.(m) or 22651.05.(3). The applicant shall furnish and erect signage as directed by the Department herein that includes the telephone number of the local traffic law enforcement agency.

### **3.7 PARKING RESTRICTIONS ON PRIVATE ROADS**

Wherever the width of the durable dust free surface of any access road to event parking is less than twenty-eight feet (28'), the access road shall be properly signed prohibiting parking along both sides of the access road. Wherever the width of the durable dust free surface of any access road to event parking is greater than twenty-eight feet (28') but less than thirty-six feet (36'), the access road shall be properly signed prohibiting parking along one side of the access road.

Event parking shall be prohibited along Leino Road, a private road, in its entirety, and signed in accordance with California Vehicle Code Section 22658.(a)(1). The applicant shall furnish and erect signage as directed by the Department herein that includes both the telephone number of the local traffic law enforcement agency and the name and telephone number of each towing company that is a party to a written general towing authorization agreement with the owner(s) or person(s) in lawful possession of the property that encompasses Leino Road.

### **3.8 ADDITIONAL PARKING RESTRICTIONS**

Event parking shall be prohibited within Tooby Park and signed in accordance with California Vehicle Code Sections 22651.(m) or 22651.05.(3). The applicant shall furnish and erect signage as directed by the Department herein that includes the telephone number of the local traffic law enforcement agency.

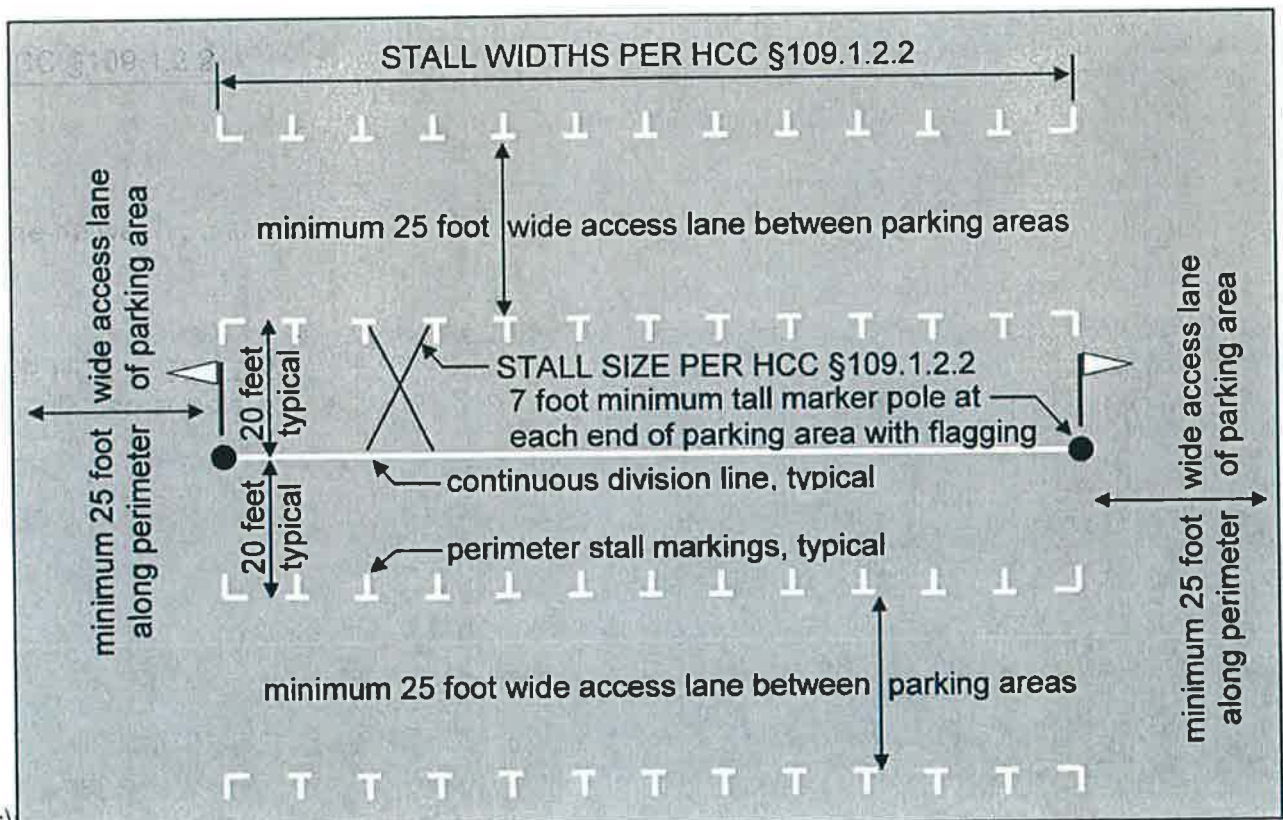
If it is determined by the Department that any further parking restrictions are required, whether on private property or within public rights of way to ensure local traffic accessing the County road in either direction is not stopped nor delayed by traffic control personnel except for allowing emergency vehicles to pass, applicant shall, upon notification by the Department, immediately take all measures necessary or required to establish traffic conditions whereby local traffic accessing the County road in either direction is not stopped nor delayed by traffic control personnel except for allowing emergency vehicles to pass.

### 3.9 PARKING AREAS

Parking areas should either be surfaced with a durable, dust-free material (compacted gravel aggregate base or asphalt pavement), or closely mowed grass. Grass fields shall be sufficiently watered in the morning and repeatedly sprinkled throughout the day of any event to prevent any potential occurrence of ignition of the grass and to serve as a dust palliative.

The ends of parking rows should be prominently marked by poles with flags and the division line between adjacent head-to-head parking spaces lined with either temporary marking paint or lime chalk striping from pole to pole on a straight, even alignment. Individual parking stalls should be marked out with twenty foot by nine foot (20' x 9') dimensions off both sides of each division line. Stall markings opposite the division lines may consist of either lines or "X"s or "I"s along the faces of the parking rows.

The following example illustrates the fundamental layout requirements for a parking lot:





#### **4.0 NON-MOTORIZED DEMAND DETERMINATION**

For each event size group category, the applicant's traffic engineer shall determine an estimated anticipated volume of non-motorized traffic, both event related and local, originating from the urban center of Garberville to and through the event site via County roads. The applicant's traffic engineer shall determine specific event size group categories where non-motorized safety mitigation along Sprowel Creek Road will be required. The applicant's traffic engineer shall include within the traffic assessment, management and control plan detailed non-motorized safety mitigation plans for any event size group category identified by the traffic engineer to require such a mitigation plan.

If future events are scheduled that are similar in nature to previously identified events, the non-motorized safety mitigation plan established for a similar existing event may be utilized.

#### **4.1 NON-MOTORIZED LEVEL OF SERVICE / QUALITY OF SERVICE**

Safe non-motorized (bicycle and pedestrian) traffic shall be maintained at all times on Sprowel Creek Road from one (1) hour before to one (1) hour after each and every event.

- As a condition for the approval of the Conditional Use Permit (CUP), the applicant's traffic engineer shall determine specific event size group category thresholds that would require a need for improved shoulder widths along Sprowel Creek Road for non-motorized traffic. Establishing such an event size group category threshold enables the applicant to operate under limited conditions without otherwise burdening the applicant with costly shoulder improvements to safely accommodate non-motorized traffic.

Shoulder improvements may include, but not be limited to the widening, grading, and compaction with aggregate base gravel and asphalt concrete paving of the existing road shoulder along Sprowel Creek Road from approximately Post Mile (P.M.) 0.2 to the last parking area access from a County road. Shoulder improvements shall be completed that achieve a clear, uniform asphalt concrete pavement surface no less than four feet (4') in width from the existing edge of pavement or behind guard railing with a minimum five foot by five foot (5' x 5') path area at a spacing not less than two hundred feet (200'). Existing turnout shoulders shall satisfy, where required, the minimum five foot by five foot (5' x 5') path area.

Upon the satisfactory completion of shoulder improvements by the applicant as determined by the Department, the applicant, notwithstanding any other requirements conditioned by the CUP, may conduct event size group categories that required the level of non-motorized traffic improvements along Sprowel Creek Road.

#### **5.0 TRAFFIC CONTROL PERSONNEL**

The traffic engineer shall establish minimum standards for traffic control personnel. In determining the minimum standards, the following shall be considered:

**Attachment "A": Outline of the Traffic Assessment, Management and Control Plan  
for Southern Humboldt Community Park APN 222-091-003, -006, & -241-008**

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All traffic control personnel, whether working on County roads or on private grounds, shall be properly trained and fully knowledgeable of the procedures established within the Caltrans document entitled: "Flagging Instruction Handbook", a copy of which can be found at the following web address:

<http://www.dot.ca.gov/hq/construc/flagging/flaggerhandbook2007.pdf>

Each individual assigned to traffic / parking control shall wear a standard safety vest (retro reflective international orange or lime green), and be in possession of a flag and an operable two-way radio with sufficient extra batteries to allow radio communication over the time period individuals are assigned to traffic / parking control. Individuals assigned to traffic control on County roads (Sprowel Creek Road or Camp Kimtu Road) shall wear either a white hardhat or white baseball-type cap to increase visibility and awareness by drivers, and have a standard STOP / SLOW paddle sign in addition to a flag and operable two-way radio.

Traffic control measures and personnel in place and working beyond one-half hour before sunset shall adhere to the procedures as outlined within the Caltrans document entitled "North Region Construction Nightwork Guide", a copy of which can be found at the following web address:

<http://www.dot.ca.gov/hq/traffops/signtech/signdel/pdf/2007NRNIGHTWorkGuide.pdf>

Traffic control personnel assigned to public street intersections for the purposes of traffic control shall adhere to the requirements of California Vehicle Code Section 21100.(e):

*21100.(e) Regulating traffic by means of a person given temporary or permanent appointment for that duty by the local authority whenever official traffic control devices are disabled or otherwise inoperable, at the scenes of accidents or disasters, or at locations as may require traffic direction for orderly traffic flow.*

*A person shall not be appointed pursuant to this subdivision unless and until the local authority has submitted to the commissioner or to the chief law enforcement officer exercising jurisdiction in the enforcement of traffic laws within the area in which the person is to perform the duty, for review, a proposed program of instruction for the training of a person for that duty, and unless and until the commissioner or other chief law enforcement officer approves the proposed program. The commissioner or other chief law enforcement officer shall approve a proposed program if he or she reasonably determines that the program will provide sufficient training for persons assigned to perform the duty described in this subdivision.*

Traffic control personnel meeting the requirements within California Vehicle Code Section 21100.(e) shall display proper insignia as required by California Vehicle Code Section 21100.3:

**Attachment "A": Outline of the Traffic Assessment, Management and Control Plan  
for Southern Humboldt Community Park APN 222-091-003, -006, & -241-008**

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21100.3. It is unlawful for any person to disobey the traffic directions of a person appointed or authorized by a local authority to regulate traffic pursuant to subdivision (e) of Section 21100 when such appointee is wearing an official insignia issued by the local authority and is acting in the course of his appointed duties.

In addition to the aforementioned required training, all personnel assigned to traffic control shall be briefed and fully understand the procedures specified under the heading "Emergency Access" below.

**5.1 MINIMUM NUMBER OF TRAFFIC CONTROL PERSONNEL**

The traffic engineer shall determine the quantity of traffic control personnel needed. The following shall be evaluated as part of the plan:

- One (1) traffic control person stationed at the intersection of Sprowel Creek Road with Redwood Drive in Garberville.
- One (1) traffic control person stationed on Sprowel Creek Road at the intersection with the Route US 101 southbound off / on ramps.
- One (1) traffic control person stationed at the intersection of Sprowel Creek Road with Alsford Lane and Riverview Lane approximately four hundred feet (400') west of the Sprowel Creek Road intersection with the Route US 101 southbound off / on ramps.
- One (1) traffic control person stationed on Sprowel Creek Road at each access point to event parking.
- Two (2) traffic control personnel assigned within the parking area for each access point to event parking consisting of: One (1) directing traffic off any private access road into the parking area and one (1) directing each vehicle into a designated parking space to assure vehicle parking is efficiently arranged in a timely manner to prevent queuing and delays.
- If off-site parking lots are used, the number of personnel will be determined by the Department based upon the primary exit point from Route US 101 and existing physical conditions of County roads and access off County roads onto the proposed parking locations via private access roads.
- In addition to the minimum required number of traffic control personnel specified, sufficient additional traffic control personnel shall be furnished to relieve personnel for mandatory break periods.

Example of break period required pursuant to Part 12. of the California Industrial Welfare Commission Order No. 9-2001M:



**Attachment "A": Outline of the Traffic Assessment, Management and Control Plan  
for Southern Humboldt Community Park APN 222-091-003, -006, & -241-008**

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**12. REST PERIODS**

(A) Every employer shall authorize and permit all employees to take rest periods, which insofar as practicable shall be in the middle of each work period. The authorized rest period time shall be based on the total hours worked daily at the rate of ten (10) minutes net rest time per four (4) hours or major fraction thereof. However, a rest period need not be authorized for employees whose total daily work time is less than three and one-half (3 1/2) hours. Authorized rest period time shall be counted as hours worked for which there shall be no deduction from wages.

(B) If an employer fails to provide an employee a rest period in accordance with the applicable provisions of this order, the employer shall pay the employee one (1) hour of pay at the employee's regular rate of compensation for each workday that the rest period is not provided.

(C) This section shall not apply to any public transit bus driver covered by a valid collective bargaining agreement if the agreement expressly provides for rest periods for those employees, final and binding arbitration of disputes concerning application of its rest period provisions, premium wage rates for all overtime hours worked, and regular hourly rate of pay of not less than 30 percent more than the State minimum wage rate.

**5.2 REQUIRED PARKING RESTRICTION SIGNAGE**

The traffic engineer shall determine the required locations, type and quantity of parking restriction signs. All parking restriction signs shall be in place no less than twenty-four (24) hours or one (1) day before the date of the event taking place.

**5.3 ADVANCED WARNING SIGNS**

Advanced warning signs shall be placed at locations designated by the Department at approximately evenly spaced intervals not less than two hundred feet (200') nor more than five hundred feet (500') apart consisting, in order, of a SC5 (CA) ("SPECIAL EVENT AHEAD"), a C9A (CA) (pictorial flagman ahead), and a W3-4 ("BE PREPARED TO STOP") fabric retro reflective signs on collapsible flag stands with a retro reflectorized cone placed adjacent to each flag stand.

The traffic engineer shall determine the required locations, type and quantity for advanced warning signs. The following locations should be evaluated as part of the plan:

1. Between the intersection of Redwood Drive and Sprowel Creek Road facing eastward towards westbound traffic.
2. On Sprowel Creek Road west of the most westerly event access location, facing westward towards eastbound traffic.
3. On Camp Kimtu Road, south of the most southerly event access location, facing southward towards northbound traffic.
4. If any Caltrans encroachment permit issued for the special event does not otherwise specify, an identical arrangement of signage shall be placed along the southbound Route US 101 off-ramp northerly of the Sprowel Creek Road intersection at a 500 foot minimum spacing between signs and the intersection with Sprowel Creek Road and the last sign (Type W3-4) .

**Attachment "A": Outline of the Traffic Assessment, Management and Control Plan  
for Southern Humboldt Community Park APN 222-091-003, -006, & -241-008**

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5.4 SAMPLE SIGNS



SIGN DETAIL 1



SIGN DETAIL E



SIGN DETAIL 3



R28A LEFT



R28A RIGHT



R28A BOTH



W11-1 MODIFIED  
LEFT ARROW



W11-1 MODIFIED  
RIGHT ARROW



SC5



C9A



W3-4

## 6.0 EMERGENCY ACCESS

In the event an emergency vehicle requires access to a County road, event site, or points beyond, traffic control personnel shall adhere to the guidelines established within the Caltrans Flagging Instruction Handbook. The traffic engineer shall provide a plan to accommodate emergency vehicles.

*Example: Immediately upon determination by traffic personnel located at either the Sprowel Creek Road intersection with Route US 101, or the intersection of Redwood Drive and Sprowel Creek Road, that an emergency vehicle needs to proceed on the County road through the event area, an "all stop, emergency vehicle" or similar order shall be given over the radio by the traffic control personnel first aware of the emergency vehicle's presence. Traffic control personnel stationed on the County road at all parking lot access points shall immediately require all traffic in both directions to stop and direct outbound traffic on the County road to pull over onto the shoulder area or otherwise move or back-up so as to allow sufficient clearance for emergency vehicles to get through the event area.*

*Upon securing a clear path, traffic control personnel stationed on the County road at each parking lot access point should broadcast on the radio a "cleared route secured" or other brief communication stating the emergency vehicle can proceed.*

*Traffic control personnel stationed on the County road at each parking lot access point securing a clear road should hold all traffic in both directions until the emergency vehicle has passed.*

*Traffic control personnel shall be in constant radio contact with event personnel and advised of the need for any emergency vehicle to access a County road.*

## 6.1 LOCAL TRAFFIC ACCESS

Local traffic accessing a County Road in either direction shall not be stopped nor delayed by traffic control personnel except for allowing emergency vehicles to pass.



**6.2 SHUTTLE BUS ACCESS AND PICK-UP LOCATIONS**

All shuttle bus pick-up and drop-off locations shall be situated upon the private parking facilities properly secured by the applicant and shall not be established within any County right of way. Shuttle bus stops shall be located to prevent parking lot traffic queuing into County roads.

// END //

## Draft Notes below`

SIGN MESSAGE	SIGN SIZE	SIGN COLOR & LETTER SIZE	LOCATION	SIGN SUPPORT STRUCTURE	COMMENTS
<b>PARKING RESTRICTION SIGNS</b>					
SEE SIGN DETAIL 1	2' x 4' (H x W)	BLACK ON WHITE 4 IN MINIMUM	MP 0.13 ON SPROWEL CREEK ROAD	TYPE BARRICADE III	LOCATE ON WEST SIDE OF INTERSECTION WITH ROUTE US 101 OFF RAMP FACING WEST-BOUND TRAFFIC ON SPROWEL CREEK ROAD
SEE SIGN DETAIL 1	2' x 4' (H x W)	BLACK ON WHITE 4 IN MINIMUM	MP 1.1 ON SPROWEL CREEK ROAD	TYPE BARRICADE III	LOCATE WEST OF CAMP KIMTU ROAD INTERSECTION FACING EAST-BOUND TRAFFIC ON SPROWEL CREEK ROAD
SEE SIGN DETAIL 1	2' x 4' (H x W)	BLACK ON WHITE 4 IN MINIMUM	MP 0.02 ON CAMP KIMTU ROAD	TYPE BARRICADE III	LOCATE JUST SOUTH OF SPROWEL CREEK ROAD INTERSECTION FACING SOUTH-BOUND TRAFFIC ON CAMP KIMTU ROAD
SEE SIGN DETAIL 2	2' x 4' (H x W)	BLACK ON WHITE 4 IN MINIMUM	MP 0.46 SPROWEL CREEK ROAD	TYPE BARRICADE III	LOCATE ON LEINO ROAD WEST OF SPROWEL CREEK ROAD FACING NORTH-BOUND TRAFFIC ON LEINO ROAD
SEE SIGN DETAIL 3	2' x 4' (H x W)	BLACK ON WHITE 4 IN MINIMUM	MP 1.05 SPROWEL CREEK ROAD	TYPE BARRICADE III	LOCATE ON THE NORTH SIDE OF SPROWEL CREEK ROAD AT THE DRIVEWAY ENTRANCE TO TOOBY PARK
TYPE R28A, LEFT ARROW	18" x 9.5" (H x W)	RED ON WHITE STD. LETTER SIZES	MP 0.17 ON SPROWEL CREEK ROAD	TYPE BARRICADE I	PLACE SIGN & BARRICADE ON SPROWEL CREEK ROAD AT END OF SIDEWALK
TYPE 28A, BOTH WAY ARROW	18" x 9.5" (H x W)	RED ON WHITE STD. LETTER SIZES	VARIOUS - SEE COMMENTS	TYPE BARRICADE I	PLACE 1 SIGN & BARRICADE A EACH EXISTING TURNOUT ALONG SPROWEL CREEK ROAD
TYPE 28A, RIGHT ARROW	18" x 9.5" (H x W)	RED ON WHITE STD. LETTER SIZES	MP SPROWEL CREEK ROAD	SIGN SUPPORT STRUCTURE	END NO PARKING
<b>PEDESTRIAN DETOUR SIGNS</b>					
TYPE W11-1, MODIFIED PEDESTRIAN DETOUR WITH RIGHT ARROW	12" x 24" (H x W)	BLACK ON WHITE STD. LETTER SIZES	MP SPROWEL CREEK ROAD - LEFT HAND SIDE OF ROAD	TYPE BARRICADE I	LOCATE ON SPROWEL CREEK ROAD FACING WEST-BOUND TRAFFIC AT BEGINNING OF METAL BEAM GUARDRAIL
TYPE W11-1, MODIFIED PEDESTRIAN DETOUR WITH LEFT ARROW	12" x 24" (H x W)	BLACK ON WHITE STD. LETTER SIZES	MP SPROWEL CREEK ROAD - LEFT HAND SIDE OF ROAD	TYPE BARRICADE I	LOCATE ON SPROWEL CREEK ROAD FACING EAST-BOUND TRAFFIC JUST NORTH OF NORTH ON-SITE PARKING ACCESS



HUMBOLDT COUNTY  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION  
3015 H STREET, EUREKA, CA 95501 PHONE (707) 445-2511

RECEIVED

5/12/2016

MAY 16 2016

**PROJECT REFERRAL TO: Environmental Health**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, Bear River Band Rohnerville Rancheria, Farm Bureau, Sheriff, Garberville CSD, Garberville FPD

16/17-0287

HUMBOLDT CO. DIVISION  
OF ENVIRONMENTAL HEALTH

**Applicant Name** Southern Humboldt Community Park Draft Environmental Impact Report **Key Parcel Number** 222-241-009 and 222-091-014

**Application (APPS#)** 6111 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** GPA-10-02, ZR-10-02, CUP-10-04, & SP-10-10

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

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

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

**Return Response No Later Than June 29, 2016** Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
E-mail: PlanningClerk@co.humboldt.ca.us Fax: (707) 268-3792

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

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

**Other Comments:** Prior to development of site for bathroom, kitchen or grey water use, a design for onsite wastewater treatment system must be submitted along with required permits. a Molokohy



## Richardson, Michael

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**From:** ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>  
**Sent:** Monday, October 17, 2016 10:19 AM  
**To:** Richardson, Michael  
**Cc:** Tucker, Kevin A@DOT  
**Subject:** Southern Humboldt Community Park DEIR

Michael Richardson,

Thank you for giving Caltrans the opportunity to comment on the Southern Humboldt Community Park draft Environmental Impact Report (DEIR), which proposes to expand public park land and uses in southern Humboldt County. The project is located 0.9 miles west of US Route 101 (HUM-101-PM 11.121) on Sprowel Creek Road, near the community of Garberville. The park would expand the existing public open space and recreational uses provided at Tooby Park and include a venue for hosting special events for up to 5,000 attendees. We note that Caltrans did not receive a copy of the DEIR from the State Clearinghouse and that these comments were solicited after the public comment period mandated by CEQA had concluded. We have the following comments:

- Caltrans' primary concern is with the potential for special events to impact the safety and operations of the southbound US Route 101 ramp intersection. A traffic management plan was developed for special events by Whitlock & Weinberger Transportation Consultants, which identified the need for one traffic control personnel at the intersection of Sprowel Creek Road at the intersection with the U.S. Route 101 southbound off / on ramps for medium sized events (800 to 2500 attendees). Traffic control measures for special events are anticipated to reduce any traffic impacts to Caltrans facilities to a level of less than significant. Caltrans requests to review any proposed modifications to the traffic control plan to ensure that traffic control measures are consistent with State standards and to ensure that the measures proposed are adequate to maintain acceptable operating conditions on U.S. Route 101.
- Caltrans is being called upon to cooperate in efforts to achieve Greenhouse Gas (GHG) emission reductions in order to help California meet legislated air quality targets. The proposed method for reducing tailpipe emissions is expected to be achieved through reducing Vehicle Miles Traveled (VMT). The reduction of VMT will also help to reduce congestion and can be employed for the proposed project to help reduce transportation impacts from special event traffic. Specifically, this project has the potential to promote alternate modes of travel, including the provision of shuttle buses and by promoting active transportation, i.e. walking and the use of bicycles. Directing motorists to free and paid parking spaces through posting signs or via real time traveler information can reduce the time and miles spent driving in search of available parking spaces. We request that

the County consider incorporating the following measures to help reduce the Vehicle Miles Traveled for project-generated trips:

1. Signs shall be erected on Sprowel Creek Road within sight of the southbound US Route 101 ramp off-ramp terminal to indicate when special event parking is at capacity. Additional messaging should be considered that would direct motorists to the designated overflow parking areas. Portable “changeable message signs” could be considered for providing timely parking information.

2. For special events, we recommend “unbundling” the cost of parking with the price of admission;

3. Parking should include ADA-required spaces, bicycle parking and, to the extent necessary, electric car charging units;

4. We encourage the County to make provisions for safe non-motorized travel from Garberville to the project site. We think it is reasonable to assume that a recreational facility will generate bicycle and pedestrian trips, whether significant in volume or not. In an effort to reduce VMT and provide for the safety of the traveling public, we support non-motorized improvements that will serve the proposed project.

5. The County may want to consider roadway improvements if the existing facility is not designed and constructed to standards for transit vehicles.

6. The County should consider requiring shuttle buses for all medium and large events at the proposed project site. The proposed threshold for requiring shuttle buses does not need to be set for when traffic volumes approach the roadway’s capacity; a lower threshold should be considered.

- Any encroachment within the State Right of Way, including traffic control for special events, will require an encroachment permit from Caltrans. Caltrans will need to approve any traffic control plan which includes the regulation of traffic on State facilities. Traffic Control Plans must be prepared and stamped by a California licensed registered professional engineer.

Please contact me with questions or for further assistance regarding the above comments.

Jesse Robertson  
District 1 Transportation Planning  
707-441-4693



# Humboldt County Farm Bureau

5601 So. Broadway, Eureka, CA 95503 3  
Serving Agriculture Since 1913

December 27, 2007

Humboldt County Board of Supervisors  
825 5<sup>th</sup> Street Eureka, CA 95501

Dear Honorable Supervisors:

Re: Southern Humboldt Community Park

The Humboldt County Farm Bureau has been concerned with activities related to the Southern Humboldt Community Park near Garberville for several years. Enclosed are copies of our letters of January 23, 2001; April 5<sup>th</sup>, 2001 and April 16<sup>th</sup>, 2002 and more recent information. We also sent a letter of concern to California Fish and Game on November 12, 2001 regarding the under river water collection system, wet well and water withdrawal from the South Fork Eel River.

This Agriculture Exclusive Zoned property is composed of prime and productive non-prime soils totaling about 90 acres which have historically been used for farming and ranching up to the time of the Tooby Ranch purchase.

The Farm Bureau is concerned with the continuing conversion and development of this property for public recreation and/or public assembly events. Recent information also confirms a long rumored plan for the development of multi-unit housing.

Additional issues include the dumping of waste from Randall Sand & Gravel operation under the pretence of an agricultural soil amendment which we believe may be harmful.



Further, the installation of the large under river collection system, wet well, pump station and water delivery mainlines is unlike any agricultural irrigation system of which we are aware in Humboldt County. We are skeptical that this installation is intended for agricultural purposes as required by the permit (issued by Fish and Game).

To our knowledge there are four permitted public assembly and event sites in the Garberville area.

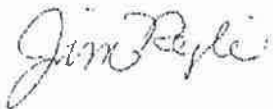
The Farm Bureau requests that you consider the issuance of a cease and desist order regarding public assembly events and related development 011 lands of the former Tooby Ranch now called the Southern Humboldt Community Park.

Second, we request that you ask the California Department of Fish and Game to evaluate the installation of the water collection and distribution system as to consistency with their permit. Thank you for your consideration on this matter.

And finally, it appears to us that the Owner's of the property need to initiate a General Plan Amendment and related zoning as a part of the current General Plan update process. In any case, any change in the Plan and Zoning will require an assessment of the effects of the conversions of the agricultural lands to other uses as a part of the environmental review process.

We would appreciate your attention to these issues so that the continuation of non permitted activities is more readily controlled. Thank you for your attention to this matter.

Sincerely,



Jim Regli  
President

Attachments:

Cc: Mr. Kirk Girard, Director, Community Development Services  
Mr. Richard Hendry, Code Enforcement Unit, County of Humboldt



# Humboldt County Farm Bureau

5601 So. Broadway, Eureka, CA 95503  
Serving Agriculture Since 1913

February 17, 2009

Kirk Girard  
County of Humboldt  
Community Development Department  
3015 H Street  
Eureka, CA 95501

Dear Mr. Girard:

There are currently four locations near Garberville which are permitted for large scale public assembly concert type events. The three largest sites are used for only one or at most two events each year. The inability of the Southern Humboldt Community to cooperate in multiple use of these existing sites is driving further proposed conversions of prime farmlands, to create still more concert venues. The Southern Humboldt Community Park is the most recent in a twenty year history of major conflicts over proposed conversions of farmlands along the South Fork of the Eel to public assembly recreation.

All of these existing sites have direct access off the freeway. Only the Benbow State Recreation Area is generally available for public use through reservation with the State Park System. French's Camp, the former Reggae on the River site is currently leased to Dimmick Ranch as parking and camping for the expanded Reggae festival and is not available for other use. That lease may come up for renewal this year. Use of the Dimmick Ranch itself has been limited to Reggae on the River and the Willie Nelson concert last year. The Twin Bridges site at Piercy is used only for the Kiwanis sponsored Redwood Run motorcycle event.

We were please to learn that the Rodeo Grounds on East Branch Road may be used for an additional public benefit event this year.

The Farm Bureau did not comment when Reggae on the River expanded to the Dimmick Ranch. This bend of the river, formerly known as Cook's Valley, had already been converted to recreational vehicle camping and prime soils on the Dimmick Ranch itself appear limited to about ten acres. Additionally the area is not covered by the County soil survey. The Farm Bureau realized that some public assembly concert venue was needed in Southern Humboldt and the Dimmick Ranch seemed a good location. We note recently however that the Dimmick Ranch permit is being cited as a precedent for conversion of agricultural lands at Tooby Flat, the Southern Humboldt Community Park. We strongly disagree.

Attached, we have prepared an inventory of historic prime farmlands in Southern Humboldt and the current disposition of those lands. These areas are unique in the wide variety for fruit and vegetables which can be produced in the warmer inland climate, similar to Willow Creek and Orleans. We believe lands on Tooby Flat (Southern Humboldt Community Park) could represent 20-30% of remaining prime farmland in Southern Humboldt.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jay Russ', with a stylized flourish at the end.

Jay Russ  
President





## Humboldt County Farm Bureau

5601 So. Broadway, Eureka, CA 95503

Serving Agriculture Since 1913

November 9, 2009

Humboldt County Board of Supervisors  
528 5<sup>th</sup> Street  
Eureka, CA 95501

Re: Southern Humboldt Community Park General Plan Amendment Petition

Dear Honorable Supervisors:

The Humboldt County Farm Bureau has been concerned with the Southern Humboldt Community Park for many years. Our concerns/comments have been officially filed with the County in our letters dated -- September 17, 2000, January 10, 2001, April 16<sup>th</sup>, 2002, December 27, 2007, and April 22, 2009. A copy of these letters are attached.

If you choose to accept the petition at this time, we suggest the following as conditions to the acceptance of the Southern Humboldt Community Park General Plan Amendment:

1) Require the Southern Humboldt Community Park Board members to individually sign an agreement with the County to follow the letter of the Law in regards to uses of the property while the amendment to the General Plan is under consideration. This would mean NO illegal activities or unpermitted events will occur on the property. The property is presently zoned Agriculture Exclusive (AE).

2) The Board of Supervisors should require a third party agreement for the preparation and processing of the Environmental Impact Report (EIR). This agreement would be between the County, the Petitioner and the selected environmental consultant. This could serve to minimize the County staffing commitment in the preparation and processing of the environmental document. In addition, the agreement could require the upfront payment of anticipated costs for the project.

We were curious about the lack of zoning information in the prepared staff report and will look for that information to be provided in the EIR.

Thank you so much for the consideration.

Sincerely,

Jay Russ  
President



# Humboldt County Farm Bureau

5601 So. Broadway, Eureka, CA 95503  
Serving Agriculture Since 1913

Michael Richardson, Senior Planner  
Humboldt County Community Development Services  
Planning Division  
3015 H Street  
Eureka, CA 95501

October 11, 2010

Re: Southern Humboldt Community Park  
Application # 6111 Case # CPA-10-02, ZR-10-02, CUP-10-04; SP-10-10

Dear Mr. Richardson:

Beginning in 2001, the Humboldt County Farm Bureau sent a series of letters to the Planning Division and the Board of Supervisors concerning the gradual conversion of prime agricultural soils on this property and related issues. Those letters should be part of the record for this project.

We believe that the environmental documents for this project must include an alternative which has no impact on the 100 acres of prime agricultural soils in the open fields. If the county chooses to convert prime agricultural soils the "No Net Loss" policy of the county should be enforced and full mitigation should be required.

It is our opinion that the 100 acres of prime agricultural soils on the property could be far more productive than the current limited agricultural uses. The EIR also needs to consider the cumulative impact of this project on the very limited prime agricultural soils resource in this part of the county.

For your review, I have enclosed a copy of the Farm Bureau's letter from 2/17/2009 which we believe is particularly pertinent. We request that you develop an alternative that does not directly impact the 100 acres of prime agricultural soil.

We appreciate that after ten years this project has finally applied for a general plan amendment. The Farm Bureau supports a public recreation land use designation and zoning for most of the property. We do not support this designation for the 100 acres of prime agricultural soils. Rather those open fields should be designated and zoned agriculture exclusive.

Sincerely,

Jay Russ  
President





# Humboldt County Farm Bureau

5601 So. Broadway, Eureka, CA 95503  
Serving Agriculture Since 1913



June 21, 2012

Jonathan Schlutz  
District Conservationist, NRCS  
5630 South Broadway  
Eureka, CA 95503

COPY

Dear Jonathan:

It has come to our attention that the Southern Humboldt Community Park (SHCP) is engaged with your agency toward the development of a grazing plan and cost share contract for lands near Garberville.

We believe you should be aware that SHCP has also applied with Humboldt County for a General Plan Amendment, Rezone and Conditional Use Permit for this property. The application proposes to change the land use designation of the entire property to "public recreation" and rezone up to 90 acres to "public facility". Included in the rezone are about 30 acres of open fields, some of which produce a very substantial stand of hay or forage.

A major controversy regarding this property is the use of these prime farmlands for parking lots in connection with a proposed concert site and other events. Recreational uses have a greater impact on prime farmlands than on range land or forest land. Even a single annual recreational event and parking can eliminate 95% of the agricultural uses for which prime farmlands would otherwise be capable.

While no one can be told how to utilize their agricultural lands, a contract which requires these lands be used for grazing provides a rationalization for using these same lands as parking lots eliminating most other potential agricultural uses. It is only necessary to remove the cattle seasonally or during events.

Further, considering other SHCP existing and proposed uses, the area available for grazing may be 60 acres or less of lands which support only spring growth. It is hard to see how any grazing tenant could view this as an independent economic grazing unit.

Phone (707) 443-4844 • Fax (707) 443-0926 • email: [humboldtfb@sbcglobal.net](mailto:humboldtfb@sbcglobal.net)



Because a NRCS cost share contract for a grazing plan and improvements would appear to preclude other agricultural uses, we request that you do not process a contract for the Southern Humboldt Community Park until after the County has acted on the General Plan Amendment, Rezone and CUP application.

Sincerely,



John Vevoda  
President

cc: Humboldt County Building and Planning  
Martha Spencer, Michael Richardson  
Hugo Klopper, Humboldt—Del Norte Cattlemen's Association  
Humboldt County Resource Conservation District  
Clif Clendenen



**State Water Resources Control Board**  
Division of Drinking Water

September 20, 2016

Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501

Re: Southern Humboldt Community Park Draft Environmental Impact Report  
To whom it may concern:

Staff from our office have reviewed the Southern Humboldt Community Park Draft Environmental Impact Report (DEIR), and it appears that this project will ultimately result in water being served to the public and either the formation of a new *public water system* or the need for expansion of an existing *public water system*. In order to demonstrate that all intended future development can be adequately served with potable water, our office highly recommends that the following conditions be met prior to approval of this project:

A determination should be made as to whether a new *public water system* will need to be formed or whether potable water will come from Garberville Sanitary District (GSD), for any intended development that this project is meant to accommodate.

If it is determined that a new *public water system* will need to be formed in order to supply potable water to future development, the following list of items should occur, at a minimum:

- 1) An application will need to be submitted to our office for formation of a new *public water system*.
- 2) Technical, managerial, and financial capacity for the proposed new *public water system* will need to be demonstrated, along with proof of water rights.
- 3) Source water assessments will need to be completed on any proposed water sources.

If it is determined that GSD will supply potable water to future development on the property, then the following list of items should occur, at a minimum:

- 1) The property will need to be annexed into GSD's service area boundary.
- 2) GSD will need to show that it has adequate source and treatment capacity to serve the intended development.
- 3) GSD's current Domestic Water Supply Permit has the following condition:

*"Garberville Sanitary District shall not allow new service connections to the 8-inch transmission main, constructed as part of Kimtu Meadows Mutual Water Company's Proposition 50 project, that will reduce the design fire-flow at the Kimtu Meadows subdivision hydrants to below 750 gallons per minute at adequate pressure."*

This means the applicant will need to provide our office with engineering calculations showing that GSD will not be in violation of this permit condition, even if water will not be taken directly off the 8-inch main.

FLORIAN MARCUS, CHAIR | THOMAS HOWARD, EXECUTIVE DIRECTOR

364 Knollcrest Drive, Suite 101 | Redding, CA 96002 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)

We also have concerns regarding the following items that are identified in the DEIR:

- 1) The DEIR states on Page 4.17-2, "According to the California Department of Public Health (CDPH), the water system at the project site is classified as "Transient Non-Community Water System," **meaning that it is not a public water system.** (See Appendix A of the "Water Supply and Demand Analysis Memorandum" {Appendix G of this ERIF} for the CDPH "Decision Tree for Classification of Water Systems.") The bolded portion of the quote is not true. Transient Non-Community Water Systems are *public water systems* regulated by this office, and the intended development for which this project is supporting will require that water be obtained from a *public water system*.
- 2) There are many references in the document to "potable" water sources. This is presumptive, and it should not be assumed that any of the existing water sources on the property meet the regulatory criteria for use by a *public water system* as is. For example: Any existing wells would require a 3-inch thick annular seal extending to a depth of 50 feet, in order to be used as is. It is unlikely that the existing well(s) meet these requirements. Also, if a spring is determined to be under the direct influence of surface water, its water will need to meet surface water treatment requirements before being served to the public.
- 3) There are references in the document to potable and non-potable water lines being placed in the same trench during construction. This scenario does not meet the separation requirement found in the California Waterworks Standards.
- 4) Runoff and discharge from future development on the site caused by possible contaminating activities (PCA) could adversely affect downstream *public water systems*, especially GSD and Redway CSD.
- 5) Any cumulative reduction in surface water flow in South Fork Eel River could adversely affect any downstream *public water systems*, whose water rights require they not take water from the river once certain low flow conditions are reached
- 6) Please note that our office is no longer part of California Department of Public Health. We are now with the State Water Resources Control Board-Division of Drinking Water.

If you have any questions, please contact me at (530) 224-4875 or Ronnean Lund at (530) 224-6505.

Sincerely,



Barry Sutter, P.E.  
Klamath District Engineer

Cc: Humboldt County Environmental Health  
Garberville Community Services District





HUMBOLDT COUNTY  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION  
3015 H STREET, EUREKA, CA 95501 PHONE (707) 445-7541



BY: \_\_\_\_\_

5/12/2016

PROJECT REFERRAL TO: Garberville CSD

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, Bear River Band Rohnerville Rancheria, Farm Bureau, Sheriff, Garberville CSD, Garberville FPD

**Applicant Name** Southern Humboldt Community Park Draft Environmental Impact Report **Key Parcel Number** 222-241-009 and 222-091-014

**Application (APPS#)** 6111 **Assigned Planner** Michael Richardson (707) 268-3723 **Case Number(s)** GPA-10-02, ZR-10-02, CUP-10-04, & SP-10-10

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

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

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

**Return Response No Later Than June 29, 2016** Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**E-mail:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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

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

☒ Other Comments : Please see Attached.

**COPY**



**Garberville Sanitary District**  
P.O. Box 211  
919 Redwood Dr.  
Garberville, CA. 95542  
Office (707)923-9566 Fax (707)923-3130

**June 21, 2016**

**COMMENTS ABOUT THE COMMUNITY PARK**  
**LAND USE DESIGNATION**

**The Garberville Sanitary District received a request for review and comment from the Humboldt County Planning and Building Department regarding the potential land use change and designation proposed by the Community Park.**

**Garberville Sanitary District is not a participant in the Community Park's desire to change their land use designation and is only involved as it may impact the customers of the District. Garberville Sanitary District feels that any land use changes for the Community Park should take into consideration the people and environment which may be affected by those changes which would include water diversion from the South Fork of the Eel River, disposal of human waste, contaminants which may enter the river and the health and safety of anybody using the Park's water.**

**It is the opinion of Garberville Sanitary District that:**

- 1) The Community Park should not provide potable water to the public unless, at their expense, they are annexed into Garberville Sanitary District, which will provide year-round potable water and ensure safe water for public consumption.**
- 2) To ensure sufficient water for the customers of Garberville Sanitary District we would require when drought conditions cause the river flow to fall below ten (10) cfs at the Eel River Gauge, at the Sylvandale Bridge, all river diversion will stop. All recreational irrigation be discontinued when the river flow is below 30 cfs which is what the park proposes in their draft EIR.**
- 3) There has been no discussion between the Park and the District about the disposal of restroom waste, but if such an agreement is to be entered into in the future, there will need to be an agreed upon contract, fees and approved lab testing to ensure that there will be no negative impact on our wastewater treatment process.**

**Although Garberville Sanitary District has made recommendations which would protect the customers of our District, we are in support of the Community Park and the healthy environment it provides for those who recreate there.**

**Any comments, questions or concerns regarding this potential Land Use Designation should be addressed to the Humboldt County Planning & Building Department because they will make the final decision as to what land use designation the community park receives.**

**Respectfully**

**Linda Brodersen, Chairperson  
Garberville Sanitary District  
Board of Directors**

**ATTACHMENT 5**

**Plan of Operation dated April 2, 2015**



## PLAN OF OPERATION

### SOUTHERN HUMBOLDT COMMUNITY PARK

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#### PROJECT DESCRIPTION SUMMARY

The Southern Humboldt Community Park proposed project site is located in the southern region of Humboldt County, California. The project site is comprised of 405.7 acres along Sprowel Creek and Camp Kimtu Roads, 1 mile outside of the town of Garberville. Project maps can be found in Chapter 3, Project Description, of this EIR.

#### CHANGE IN ZONING AND GENERAL PLAN DESIGNATIONS

This project would change the County's General Plan land use designation for the entire site to the Public Recreation (PR) designation. The current land use designation is a combination of Agricultural Rural with a 5- to 20-acre minimum lots sizes on 256 acres and Agricultural Lands with a 20-acre minimum lot size on 150 acres. The MH-Q zoned part of the property is planned IR. The plan designation would remain the same. The uses in that area are not proposed to change in any way.

This project would change the zoning of 87 acres from Agriculture Exclusive (AE) to Public Facilities (PF). Approximately 318.7 acres of the property would retain AE zoning. A Qualified (Q) zone would be added to the 318.7 acres in the AE zoning to allow for recreational uses in the AE areas. The current zoning is Agriculture Exclusive on all 405.7 acres. The three discretionary entitlements being requested by the applicant include the following:

- General Plan amendment
- Rezoning
- Conditional Use Permit for Medium and Large Events

The project applicant proposes to retain and transfer in the future the existing residential development rights of the Agricultural Lands and Agriculture Rural Plan designations that currently apply to the property. These land use designations represent 54 potential parcels. The transfer of these development rights may be allowed to be transferred to specific receiving areas in the future at the time the County adopts a countywide transfer of development rights program.

#### EXISTING SITE CONDITIONS (E.G., EXISTING STRUCTURES AND AVERAGE DAILY USE)

The property has been operating as the Southern Humboldt Community Park since 2000. The project site has 3.5 miles of trails, a playground, picnic areas, and swimming beach that are used by the public. Use of the Park site was estimated at 46,000 visitor days per year in 2012. The property has historically been an operating ranch since the 1800's and is currently the site of ongoing agricultural projects. Surface mining is also being conducted on portions of the property and on a separate parcel not included in this project.

The project site property has 12 existing structures, ten of which are currently in use. These structures include the original farm/ranch house (occupied by Park caretakers), two bunkhouses, a blacksmith shop, farm stand, chicken coop, garage, a small barn, and the modern hay barn.

#### LAND USE/ACTIVITY CHANGES

The proposed changes to land use activity include the inclusion of recreation for sports fields, public assembly and events, playgrounds, picnic areas, trails, educational activities and camp activities. Activities include a variety of community-based agricultural projects, including a farm stand. The sports field's activities would include games, practices, jamborees, and tournaments. The project site would include a Park Headquarters (Area 2) that would repurpose existing buildings for park offices and community meeting spaces, and a kitchen. The project would include small events at the large barn. Existing and additional agricultural projects would continue on the project site.

#### EXISTING AND PROPOSED ACCESS

All existing access points would remain in use. This includes access from Sprowel Creek Road, Camp Kimtu Road, and Tooby Ranch Road (for special events only). One new internal road is proposed within the Sports Facilities, Area 5. The existing main entrance would be improved to accommodate two-way traffic. Existing private internal Park ranch service roads provide connectivity, access, and exits from multiple locations within the Park property and can be utilized for emergencies and maintenance.

#### EXPECTED FREQUENCY OF AND ATTENDANCE AT SPECIAL EVENTS

The proposed project is expected to increase the number of visitors by an estimated 800 persons per day during the peak seasons (late spring, summer, and early fall). Small events such as birthday parties, weddings, memorials, and nonprofit fundraisers are included in everyday uses. This project includes up to five special events per year with 800 to 2,500 attendees (including staff, vendors, and performers), and one annual event per year with up to 5,000 attendees (4,000 guests plus up to 1,000 staff, vendors, and performers).

## PLAN OF OPERATION

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This Plan of Operation describes the various systems and programs that would be implemented at the Southern Humboldt Community Park. It covers the range of activities that would occur on the site. It is a preliminary plan that would change in response to agency review and to conditions that are placed on permits in an effort to avoid or mitigate potential environmental impacts.

### DAILY OPERATIONS

The Community Park serves as a facility that is accessible to all segments of the population. Community groups and individuals can access the site for a variety of purposes. Projects may be implemented at the Park through a proposal process to the Board of Directors. Project Advocates provide information about the viability and benefit of the project. All projects must be compatible with the Park's Guiding Principles.

### HOURS OF OPERATION

The Community Park is open 365 days a year from dawn till dusk.

### STAFFING

The Park has two live-in caretaker stations within the Park: one at the Park Headquarters near the Main Entrance with a family or couple and one at Tooby Memorial Park. The Park caretakers oversee basic daily operations and interface with the public as needed. Caretakers oversee basic maintenance of the Park and address safety concerns. Park caretakers handle emergencies on the site and work with various agencies as necessary. The Park has an Executive Director and would hire an Operations Manager.

### DAILY USES

The Park would be open for a range of activities during daylight hours. These include hiking, bicycling, dog walking, nature study, bird watching, Frisbee golf, horseback riding, skateboarding, swimming, picnicking and use of the playground. These activities include a variety of community-based agricultural projects, including a farm stand. When the sports fields are constructed organized sports groups would conduct activities in the Community Facilities area. This would include games, practices, jamborees, and tournaments.

### ACCESS AND PARKING

The Park is accessible via four entrances. Three of these locations have designated parking areas.



1. Entrance to Tooby Memorial Park off Sprowel Creek Road just before the Camp Kimtu Road intersection. Parking for everyday uses within the Park. There is parking for 65 cars and two ADA spaces. Additional overflow parking areas are available that can be opened when necessary.
2. The Main Entrance to Park Headquarters is directly off Sprowel Creek Road approximately 1.23 miles from Garberville. Parking for everyday activities for 75 vehicles with two handicapped spaces along the entrance road and near the existing Ranch structures. Additional staff parking exists surrounding the large Main Barn.
3. The Kimtu entrance off Camp Kimtu Road approximately .5 of a mile from the Camp Kimtu Road intersection with Sprowel Creek Road. This existing parking area contains 40 parking spaces with one handicapped space. A new parking area with 65 parking spaces and 2 ADA spaces would be added at the time the sports fields are constructed.
4. Tooby Ranch Road entrance is not accessible to the general public for everyday use. It would be used mainly for park services and maintenance. It would also be used during some small and medium sized events and the festival.

## UTILITY SERVICE SYSTEMS

### WATER SUPPLY AND DISTRIBUTION

- *Potable Water Supply and Distribution - General Operations*

The Project would provide potable water to Area 1- Tooby Memorial Park, Area 2-Park Headquarters, Area 4-Community Commons, and Area 5- Community Facilities/Sports Fields. This system would provide drinking water for the general public and onsite facilities in Area 2. The source of potable water would be from Source 2 - Spring with 55,000 gallon storage tank and Source 4 - Upland well.

- *Nonpotable and Irrigation Water*

All irrigation and non-potable water needs would be supplied by Source #1-Infiltration gallery-Well. This includes all agricultural irrigation, livestock and sports fields. This source would also be used for toilets and hand washing in restrooms in Area 2-Park Headquarters, Area 5-Community Facilities- Sports Area.

- *Sanitary Facilities*

Sanitation service for everyday use would be provided by a licensed sanitation service with Portasans (such as Six Rivers or B&B Portable Toilets) at three locations: Park Headquarters, Community Facilities, and Tooby Memorial Park. Handicapped accessible portasans are also available. Full service restrooms are proposed for Area 1- Tooby

Memorial Park, Area 2-Park Headquarters, and Area 5- Community Facilities/Sports Fields.

## SOLID WASTE DISPOSAL

- **TRASH**

There are two one-yard containers are available in Area 1-Tooby Memorial Park and Area 2- Park Headquarters issued by the Recology of Eureka. These containers are serviced weekly. An additional container would be added in Area 5-Community Facilities-Sports Area.

- **RECYCLING**

Recycling containers are located at Tooby Park and the Park Headquarters to help encourage Park users to recycle cardboard, paper, glass and aluminum.

## EVENTS AND ACTIVITIES

### SMALL EVENTS AND ACTIVITIES

These events includes a wide range of activities from birthday parties, classes, workshops, retreats, weddings, and memorial services, non-profit fundraisers, and sporting events. These events would usually take place in Park Headquarters and the Community Commons, Community Facilities Area, Tooby Park and at the existing labyrinth. The small events category includes activities that have an attendance of range up to 800.

### GENERAL HOURS OF OPERATION

Small events would usually take place during the Park's usual hours of operation. Amplified music ends at 10:00pm when scheduled on weekdays (Sunday-Thursday) and at 12:00pm when scheduled on Friday or Saturday nights.

The following types of events are included in the small event and activities general operation plan:

- *Birthday parties, picnics and informal gatherings*

These activities occur most often at Tooby Memorial Park but would also occur in all areas proposed as Public Facilities.

- *Workshops & Classes*

These activities can include any educationally based activities including school groups. They can occur anywhere within the Community Park.

- *Retreats and Camp*

These group activities would take place in the Environmental Camp within the Community Commons area. Camping would be limited to groups only for activities such

as retreats, educational and sports camps, environmental trainings, youth camps and other similar activities.

- *Sport Activities*

Area 5-Community Facilities- Sports Area would be open to a variety of organized recreation. These activities would include games, practices, jamborees, and tournaments.

- *Weddings and Memorial Services*

Weddings and Memorial services would take place within the Public Facilities areas including the Community Commons Area, the Park Headquarters, Community Facilities, Tooby Memorial Park and also at the labyrinth.

- *Small Fundraisers and Events*

Many local nonprofit organizations and park user groups would use the park for fund raising activities and events. These events include food service and a variety of types of amplified music including prerecorded music and live performances from classical to popular music. These events can take place at the Park Headquarters, the Community Commons area, or at Tooby Memorial Park.

## UTILITY SERVICE SYSTEMS

### WATER SUPPLY AND DISTRIBUTION

Water supply for small events would be supplied from Source #2- Spring. A 55,000 gallon potable water storage tank would serve this system. Source #4 Upland Well would be used to top of the water storage tank. The existing water distribution system would be used to supply potable water to small events located at the Park Headquarters, the Community Commons, Community Facilities, and Tooby Memorial Park areas. Drinking water would be distributed through the existing water system for potable water needs. Hand washing and drinking water stations are available for rent through local sanitation companies and may be used if it is more convenient. Purchased water may be used to fill on-site potable water tanks to provide adequate water for dish, handwashing and drinking water.

### WASTEWATER

Grey water from food vendors, kitchen area and portable hand washing stands would be captured in storage tanks and disposed of through licensed sanitation service.

### SANITARY FACILITIES

Sewage service would be provided by a licensed sanitation service with Portasans (Six Rivers or B&B Portable Toilets). Portasans would be provided for human waste. The portasans would be at a location near activities commensurate with demand and at the appropriate ratio of



attendees as specified by the County Health Department (1 per 75 attendees). Handicapped accessible portapans are also available. Future plans include full service restrooms.

## SOLID WASTE DISPOSAL

- *RECYCLING:* Cardboard, plastic and aluminum cans would be recycled. Recycling barrels would be strategically placed during events.
- *TRASH:* Trash receptacles would be placed strategically throughout the event area. There is a dumpster on-site issued by the Recology, who provides weekly trash collection. Waste generated by events or in excess of the dumpster's capacity would be taken to the garbage collection site by the park staff when necessary. The entire site would be cleaned up after the event to the condition it was in before the event.

## FOOD SERVICE

Small events and activities would often have single booth food service. All events serving food would obtain any necessary special event food service permits issued by the Humboldt County Department of Health and Human Services, Division of Environmental Health and would follow all regulations involving the prevention of food borne illness as presented in the application packet.

## POWER SUPPLY AND DISTRIBUTION

- *ELECTRICITY:* Electricity would be provided by onsite PG&E service. Electricity is available in the Park Headquarters. If electricity is needed in other areas on-site generators would be provided.
- *LIGHT:* Most small events would end at dusk and not require additional lighting. Electricity is available for lighting in Area 2- Park Headquarters. If the event should extend past dark, exit lighting would be provided.

## TRAFFIC CONTROL AND PARKING

This section includes traffic and parking as would be managed during small events and activities. It is not anticipated that small activities and events would pose a traffic problem on nearby roadways. Each Project Area has adequate parking to accommodate everyday park activities.

### AREA 1: TOOBY MEMORIAL PARK

The entrance to Tooby Memorial Park is on Sprowel Creek Road just before the Camp Kimtu Road intersection.

1. Tooby Park has parking for 65 cars which is adequate for most small activities and events. A total of five handicapped spaces can be provided

Additional overflow parking areas are available that can be opened for an additional 50 cars when necessary.

#### AREA 2: PARK HEADQUARTERS

For small activities and events that take place in the Park Headquarters cars would enter and exit the Park at the main entrance. The main entrance to Park Headquarters is directly off Sprowel Creek Road 1.23 miles from Garberville.

- Parking for 75 vehicles is available along the entrance road and near the existing Ranch structures including 3 handicapped spaces.
- Additional parking for 300 cars is available in field along the easterly boundaries of the Park Headquarters including 7 handicapped spaces.

#### AREA 3: MAIN AGRICULTURAL AREA

Occasionally there would be an activity or small event in the Main Agricultural Area such as workshops, classes or seed exchanges. Weddings and Memorials may also occur at the Labyrinth.

- Parking for these events would be the same as for the events taking place in the Park Headquarters.

#### AREA 4: COMMUNITY COMMONS AREA

For small activities and events taking place in the Community Commons area, entrance and exit would be via the Tooby Ranch Road entrance.

- Parking for these events would be in the field at the northern edge of the Community Commons area. This area can accommodate more than 300 cars including 7 handicapped spaces which would be more than adequate for small events and activities.

#### AREA 5: COMMUNITY FACILITIES SPORTS AREA

For small activities and events that take place in the Community Facilities Area cars would enter and exit the Park at the Kimtu gate. The Kimtu entrance of the Park is off the Camp Kimtu Road approximately 1.5 miles from Garberville and .5 of a mile from the Camp Kimtu Road intersection with Sprowel Creek Road.

- The Kimtu parking area currently would hold 40 cars with two handicapped spaces. This parking area would be reconfigured at the time the sports fields are constructed to accommodate an additional 65 cars for activities in this area including 3 handicapped spaces.

## MEDIUM SIZED EVENTS

*Attendance of 800 to 2500. The following types of events are included in the medium sized event general operation plan:*

This type of event often features multiple performers and performances by well-known groups or individuals. These events could cover a wide-range of musical genres, theater, dance performances, concerts and performances. There would be five medium size events per year.

## HOURS OF OPERATION

The hours of operation would be dependent on the type of event. Small events and activities can take place during regular hours of park general operations and may go into the evening hours.

Amplified music would end at 10:00pm when scheduled on weekdays (Sunday-Thursday) and at 12:00pm when scheduled on Friday and Saturday nights.

## UTILITY SERVICE SYSTEMS

### WATER SUPPLY AND DISTRIBUTION

Water supply for medium events would be supplied from Source #2- Spring. A 55,000 gallon potable water storage tank would service this system. Source #4 Upland Well would be used to top off the water storage tank when necessary. The existing water distribution system would be used to supply potable water to medium events located at the Park Headquarters, the Community Commons, and Community Facilities. Drinking water would be distributed through the existing water system for potable water needs. In addition, handwashing and drinking water stations are available for rent through local sanitation companies and may be used if more convenient. Purchased water may be used to fill on-site potable water tanks to provide adequate water for dish and hand washing and drinking water.

### WASTEWATER

Grey water from food vendors, kitchen area and portable hand-washing stands would be captured in storage tanks and disposed of through a licensed sanitation service.

### SANITARY FACILITIES

Sewage service would be provided by a licensed sanitation service with Portasans (Six Rivers or B&B Portable Toilets). Rows of portasans would be provided for human waste. The portasans would be at a location near activities commensurate with demand and at the appropriate ratio of attendees as specified by the County Health Department (1 per 75 attendees). Handicapped accessible portasans would be available.



## SOLID WASTE DISPOSAL

- **RECYCLING:** Cardboard, glass, plastic and aluminum cans would be recycled. Recycling barrels would be strategically placed during events.
- **TRASH:** Trash receptacles would be placed strategically throughout the event area. There are dumpsters on-site issued by the Recology, who provides weekly trash collection. Waste generated by events or in excess of the dumpster's capacity would be taken to the Redway Transfer Station by the park staff when necessary. The entire site would be cleaned up after the event to the condition it was in before the event.

## FOOD SERVICE

Medium sized events would often have single booth food service. All events serving food would obtain any necessary special event food service permits issued by the Humboldt County Department of Health and Human Services, Division of Environmental Health and would follow all regulations involving the prevention of food borne illness as presented in the application packet.

## POWER SUPPLY AND DISTRIBUTION

- **ELECTRICITY:** In the Community Commons Area (Area 4), electricity would be provided by onsite generators. The Park Headquarters (Area 2) has PG&E available.
- **LIGHT:** Medium events that continue past dusk would utilize portable exit lighting to light the parking areas. All area lighting would be shielded and directed to reduce light and glare and to prevent light leakage to surrounding roads and properties.

## FESTIVAL

*Attendance of 2000-4000, one event per year*

This type of event often features multiple performers and performances by well-known groups or individuals that would likely attract more attendees. These events could cover a wide-range of musical genres, theater, dance performances, concerts and performances like the Mateel Community Center's Humboldt Hills Hoedown or Summer Arts and Music Festival. This event would take place in the Public Facility zone – Area #4: Community Commons Area.

The Mateel Community Center's Summer Arts and Music Festival is a good example of this kind of event. The Summer Arts and Music Festival is a two-day family-friendly event that is now in its fortieth year. This event features a unique blending of local and regional musicians on three outdoor stages, roving entertainers, quality artisans displaying and selling wares, exhibits of fine arts displays, international cuisine, and on site educational workshops. The Summer Arts and Music Festival has been experiencing and outpouring of community support and growth over

the past few years. Recent years have experience attendance levels of 4000 per day. In addition, there are approximately 1000 workers and vendors at the event. The festival is open 14 hours on Saturday and 12 hours on Sunday. The attendance fluctuates over the course of the day and the total number of attendees on the site at any one time would be less than the one day total.

## PLAN OF OPERATION- FESTIVAL

This plan of operation is scaled for an event the size of the Summer Arts and Music Festival. For other events, similar systems would be utilized and scaled to the attendance expected for the event.

## UTILITY SERVICE SYSTEMS (INPUT)

### *WATER SUPPLY AND DISTRIBUTION*

Water supply for this event would be supplied from Source #2- Spring. A 55,000 gallon potable water storage tank would serve this system. Source #4 -The Upland Well would be used to top of the water storage tank.

The existing water distribution system would be used to supply potable water, the Community Commons. Drinking water would be distributed through the existing water system for potable water needs. Handwashing and drinking water stations are available for rent through local sanitation companies and may be used if it is more convenient. Purchased water may be used to fill on-site potable water tanks to provide adequate water for dish, hand washing and drinking water. Potable water delivery from certified water trucks can also be used to fill on-site water storage tanks or temporary large water storage bladders.

Drinking fountains would be installed in 2 locations. Additionally, water would be supplied to a sink in a central kitchen. Water would be supplied through an existing onsite water system. Bottled water would be available to purchase. Portable hand washing stands would be stationed next to portasans. An infiltration well in the South Fork Eel River is accessible for fire suppression and emergency use. This well has a Goulds submersible pump capable of pumping 107 gallons per minute.

## UTILITY SERVICE SYSTEMS (OUTPUT)

### *WASTEWATER*

Grey water from food vendors, kitchen area and portable hand washing stands would be captured in storage tanks. Grey water would be removed from site and properly disposed by a licensed contractor such as Six Rivers Portable Toilets. Six Rivers utilizes a disposal site in Eureka.

### *SANITARY FACILITIES*

Sanitation service would be provided by a licensed sanitation service (Six River Portable Toilets) with Portasans. Rows of portasans would be provided for human waste. The portasans would be distributed around the site in numbers commensurate with demand and at the appropriate ratio of attendees as specified by the County Health Department (1 per 75 attendees). Handicapped accessible portasans are also available. Access to portasans would facilitate easy monitoring and pumping as needed. Pump trucks are provided by a licensed contractor and the waste is hauled off-site to the nearest available municipal sewage treatment facility after the event. Monitoring of portasans would be done on a regular basis and "full" facilities closed until the pump truck arrives.

#### *SOLID WASTE DISPOSAL*

##### *RECYCLING*

No glass bottles would be allowed into the event area. Cardboard, plastic and aluminum cans would be recycled. Ten 50-gallon recycling barrels would also be strategically placed. A recycling crew would empty recycling receptacles during the event.

##### *TRASH*

Trash receptacles are placed strategically throughout the event area. There would be an on-site trash/recycling coordinator to supervise a crew of volunteers. They would monitor and maintain the solid waste disposal and recycling facilities. Monitoring of trash would be done hourly and full trash cans would be removed from the public area. Large waste collection units would be placed on site. Waste generated by would be taken to the Redway Transfer Station garbage collection site by the trash/recycling crew after the event. The entire site would be cleaned up after the event to the condition it was in before the event.

#### *FOOD SERVICES*

Food Vendor Booths would be located along the perimeter of the Event Site lined with trees for natural shade. There would be individual booths, served by centralized sinks with hot & cold running water.

Additionally, the food booths construction would include 3/4" plywood flooring on 2" x 4" floor framing. These floors would eliminate dust and mud conditions and would be painted to facilitate washing down. The sinks would drain into a large capacity gray water tank through 1-1/2" drain pipes. The gray water tanks would be monitored by the sanitation crew and pumped as needed to an approved location

A refrigeration unit would be positioned near the food booths allowing food vendors access to refrigerated food supplies. Vendors are required to obtain the special event food service permit issued from the Humboldt County Department of Health and Human Services, Division of

Environmental Health and follow all regulations presented in the application packet involving the prevention of food borne illness.

## POWER SUPPLY AND DISTRIBUTION

### *ELECTRICITY*

Electricity would be provided by onsite available service for events. Two high capacity generators are on-site for larger events. Events may include a Solar Stage, which would be powered by a solar generator with one of the generators serving as back-up. Power would be supplied to a few food and craft booths, determined by request and priority of need. Some vendors bring their own battery powered systems to provide basic electricity. All vendors providing their own generators are required to use Honda EU series (quiet) only.

### *LIGHT*

One light tower would be positioned in each parking lot used for the festival. The entry to the event site would also be lit. Low voltage lighting would be used to light the portastans and for any security or safety lights. Those craft and food booths that remain open after dark would also have a power feed to support the lighting system. Lights would be directed and shielded to prevent light from leaking from the project site.

## CAMPING

On-site camping would be available for staff, vendors, and some volunteers. Vendors would be permitted to spend the night in their booths to secure their wares. Campsites for staff would be available for primitive tent camping in the Community Commons Area. Portable toilets would be provided.

## PUBLIC SAFETY

### *SECURITY*

For large events: A professional Security Supervisor would oversee all security personnel (coordinators) and volunteers. All security personnel attend orientation meetings before the event where they receive specific instructions regarding their assignment. Professional security personnel, under the direction of Security Supervisor would occupy the perimeter, internal venue, backstage, and parking areas to ensure public safety and guard against unlawful entry and trespass. All security coordinators would be equipped with two-way radio communicators allowing communications with site manager, staff, stage crew, first-aid team, and fire crews. This is in addition to parking crew, fire protection crew, and wristband gate crew who are also responsible for security. All volunteer security personnel would wear Security "T-shirts" during the event to be easily identifiable. Security staff would communicate and coordinate with local



law enforcement agencies in "emergency" situations. Off-duty security staffs are still on-call for emergency situations.

The Security Supervisor would set the level of staffing necessary depending on the numbers of attendees anticipated and the type of event.

#### *MEDICAL SERVICES*

Festivals sized events would have a medical team present with as many first responders as OES recommends for the size of the event. An on-site medical team and emergency services quick-response team would be on duty during the hours of operation. A First-aid/ Medical Station would be placed inside the event area. The station is signed with a "Medical" and Red Cross sign. All medical staff have two-way radio communicators enabling them to communicate immediately with security and other staff. An Incident Commander would over-see coordination of all emergency services operations. Garberville hospital is 7/10 miles from the Park; transit time is very short. The Garberville Airport is less than 1 mile from the site for helicopter landing. Local Healthcare organizations such as Redwoods Rural Health Center and Southern Humboldt Community Clinic often provide basic first aid, sun-block and other personal health items at events of this type.

#### *LOCAL TRAFFIC*

There are a few residents with access to their property from the Lower Tooby Ranch Road. They would be notified of a planned event and of the temporary rerouting of their usual exit.

### EMERGENCY INCIDENT PLAN

If an emergency occurs, it is reported over the radios on pre-determined emergency channel. The location is described and the person reporting the incident identifies themselves by name.

The Chain of Command is as follows 1. Incident Commander. 2. Security Chief. 3. Information and Liaison Coordinator. 4. Site Coordinator. 5. Operations Chief. This group would manage all internal incidents and coordinate with authorities as required. The public would be kept on site unless an evacuation is ordered by Incident Commander. Security crew secures perimeter.

The emergency channel would be used for emergency and security exchanges only unless reporting an incident. This channel is used for emergency instructions to Staff/Crew/Volunteers. Security moves to Park Headquarters on command. The Staff/Crew/Volunteers are instructed to stop all non-essential uses of water on site. Acting upon instructions from Incident Commander a safety perimeter is established prior to any public announcement. All exits and entrances from the event would be secured with regular event security staff to control the flow of the public to a secured area. Public would be informed to follow the direction of the emergency or public officials and Security Crew. Upon instruction, site crew would move basic water, food, porta-

potties and generators to the security staging area. Cell phones would be available as first means of contact, radios second means.

Site Security Crew would sweep site to keep public moving to clear area and to help secure elderly, handicapped, or children separated from their parents. Security Crew would create area on lot for lost & found. Public officials or emergency crew would announce when public can return to the site or deliver further instructions. Instructions would be relayed by Operations Chief or chain of command through Channel 15.

Specific instructions for typical incidents are as follows:

#### FIRE EMERGENCY

If there is a fire: Report Fire on Emergency Channel (Incident Command)  
Incident Commander invokes Incident Command System if necessary.  
Security alerts Emergency Personnel then Administrative Manager affirms that CalFire officials have been notified, if needed.

#### LOST CHILD

Notify security and take a found child to Security Central.  
A parent who has lost a child should be directed to Security Central. Information would be relayed to the stage for announcements over the public address system.

#### ACCIDENT

In case of any accident/injury notify emergency medical crew immediately (radio channel 16). Keep patient(s) secure and calm. In the event of a multi-casualty incident triage and basic care would be done on site by our EMS staff at the on-site medical station and transported as needed.

#### FIRE PROTECTION

To date, fifty acres of Community Park forest land have been treated for fuels hazard reduction to assist in slowing the spread of fire and creating defensible areas. All grassland vegetation would be mowed in the event area prior to event. All parking and event areas would be closely mowed grass to eliminate fire hazard. A "No fire" policy and a "No fireworks" policy is enforced throughout the event. Signage is posted at numerous locations throughout the event area to alert the public of this policy. Continuous surveillance would be provided by volunteer patrols to eliminate illegal fires and the possibility of fire escaping the site. The security station would be equipped with fire extinguishers, shovels and water packs for quick response and fire hoses would be pre-laid from the hydrant connections to the event and parking area.

There is a 55,000 gallon water tank plumbed with 1 1/2" line to hydrant connections. The Community Park has three fire hydrant connections, 2 in eastern agricultural field and event area in Area #4: Community Commons within the Public Facility zone, and one at the Park Headquarters.

For the festival, local volunteer fire departments would have engines available on site. The Community Park owns a portable 300-gallon fire-suppression water-pumper tank installed on a 4-wheel drive truck that can provide access into most areas within park boundaries.

There would be an emergency response core group made up of the coordinators of the medical and fire teams, and security and communications crews. This group meets and plans responses in advance. There would be at least two local fire chiefs in this group. Events would utilize the I.C.S. (incident command system), the same as most California emergency responders. The Incident Command Center is in radio contact with Humboldt CalFire emergency dispatch frequencies. All phone numbers and contact information is exchanged with all involved state and county agencies prior to the event. Cal Fire would be notified immediately in the event of fire. The fire suppression resources at the site would be made available off-site as necessary to provide additional fire protection in the local area during the event.

## EMERGENCY ACCESS PLAN

In event of an emergency, all existing access and entry points to the Community Park shall provide access for emergency vehicles, wildland fire equipment and civilian evacuation. Private internal Park ranch roads that provide connectivity, access, and exits to multiple locations within the Park property would be utilized as necessary. Alternative access to the site in the event of major road closure is also included.

### EMERGENCY VEHICLE ACCESS TO THE PARK – ENTRY POINTS

All of the following access points are reachable from the town of Garberville and by Highway 101 to Sprowel Creek Road and Camp Kimtu Road.

#### *SOUTH-BOUND HIGHWAY 101:*

Emergency vehicles can exit at the second Garberville exit and would turn right directly onto Sprowel Creek Road. The main entrance is approximately one-mile on the left.

#### *NORTH-BOUND HIGHWAY 101:*

Emergency vehicles on Highway 101, can exit at the first Garberville exit onto Redwood Drive, turn left at the stop sign onto Sprowel Creek Road, travel 3/4 mile and make a left turn at the Main of the Community Park.

#### *FROM GARBERVILLE:*

Turn on Sprowel Creek Road from the stop sign in Garberville, travel approximately 3/4 mile and turn left at the main entrance of the Community Park.

*MAIN ENTRANCE: (PRIMARY EMERGENCY VEHICLE ENTRANCE )*

The main entrance to the Park at 934 Sprowel Creek Road shall be designated the primary entrance for emergency vehicles. This entry provides access to the entire event site - Area #4, Area #3- Agricultural Area (the upper and lower farm fields), and Area #2- Park Headquarters. There is a network of internal ranch roads that would allow access for emergency vehicles and for vehicle turn around.

In case of an emergency, the Main entrance (signage indicating Southern Humboldt Community Park) shall be the primary entrance for emergency vehicles. It is a short entrance with easy access to the event area. Slow moving incoming traffic can be bypassed by using this entrance. Traffic control personnel would be notified by radio to hold back the out-going vehicles during an emergency.

*LOWER TOOBY RANCH ROAD: (ALTERNATE MAIN EMERGENCY VEHICLE ENTRANCE)*

From this entrance, emergency vehicles can gain emergency access to the entire event site, the upper and lower farm fields, the residential and barn area. There is a network of ranch roads and a private access road that would allow emergency vehicles to access many locations on Park property. There is adequate room for vehicle turn around and there are also multiple possible emergency exits from this entrance.

*CAMP KIMTU ROAD: (ALTERNATE EMERGENCY VEHICLE ENTRANCE)  
(ACCESS TO ENVIRONMENTAL CAMP AREA)*

The Community Facility area is accessed from the Park's entrance at Camp Kimtu Road. There is a circular drive for turn around. Continuing straight through the parking area to the gate to the left of the entrance, emergency vehicles can obtain access to the entire upper farm field and through the field to the area designated for vendor camping. This entrance would be preferred if there was an emergency in the Community Commons camp area.

*AIRPORT ACCESS*

The Garberville Airport, located on Sprowel Creek Road less than one-mile from the Park, can be used to airlift passengers for medical emergencies.

*HOSPITAL*

The Jerold Phelps Community Hospital is located in Garberville approximately one-mile from the Community Park. Ambulance service is available from Garberville for transport of patients.

## EMERGENCY EVACUATION ROUTES

### *EXIT PLAN #1*

All vehicles exit the Park via Lower Tooby Ranch Road, Lower Tooby Ranch Road to Sprowel Creek Road.



- *Alternate A –Exit Plan #1:*  
*Sprowel Creek Road - Open in both directions*  
 Clear event site with a two lane exit only on Lower Tooby Ranch Road to Sprowel Creek and east to Garberville or west to residential areas
  
- *Alternate B –Exit Plan #1: Sprowel Creek Road - Closed to Garberville*  
 Event site is cleared with a two lane exit only on Lower Tooby Ranch Road past the yellow house. Traffic personnel would direct vehicles to turn left at Sprowel Creek Road to airport and then west (right) to Old Briceland Road through to Briceland.

#### *EMERGENCY VEHICLE ACCESS DURING EXIT PLAN #1*

During an evacuation, access for emergency vehicles is at the Main Park entrance.

#### *EXIT PLAN #2*

All vehicles exit via Main Entrance Road, Main Entrance Road to Sprowel Creek

- *Alternate A – Exit Plan #2:*  
*Sprowel Creek Road - Open in both directions*  
 Exit event parking area out Main Entrance to Sprowel Creek Road (one-lane) east (right) to Garberville or west to residential areas.
  
- *Alternate B –Exit Plan #2:*  
*Sprowel Creek Road - Closed to Garberville*  
 Exit event parking area out Main Entrance left on to Sprowel Creek Road (one-lane) west (right) on Old Briceland Road to Briceland.

#### *EMERGENCY VEHICLE ACCESS DURING EXIT PLAN #2*

During an evacuation, access for emergency vehicles is on Lower Tooby Ranch Road, the Park entrance at the yellow house.

**ATTACHMENT 6**

**Final Environmental Impact Report**

**(SEPARATE DOCUMENTS)**

(Inserted After Attachment 10 on Page 196)

## **ATTACHMENT 7**

### **Proposed PR Plan designation and the Proposed PF2 Zoning Designation**

**Text to be added to the Garberville Community Plan (all underlined)**

"2770 PUBLIC RECREATION

**"2771 *Public Recreation (PR)***

1. Character: The purpose of this classification is to protect lands suitable for public recreation or resource protection and to provide open space and public lands.
2. Primary and Compatible Uses: Fish and wildlife habitat, public access facilities, resource related recreation, boating facilities, watershed management and wetland restoration, general agriculture and timber production, aquaculture, community assembly, public recreation, caretaker's residence, subordinate residential, surface mining, temporary camping, RV park, similar compatible uses.
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands."



**Text to be added to the Zoning Ordinance (all underlined)**

**“(314-4.4 - 314-4.5 reserved for future use)”**

**314-4.3 PF2: PUBLIC FACILITY ZONE (RURAL)**

The PF zone is intended to apply to areas in which community-based uses are the desirable predominant uses. The purpose of this zoning classification is to allow a variety of civic uses and natural resource uses, including resource production, recreation, education and research, and natural resource uses.

<b>314-4.3 PF2: PUBLIC FACILITY (RURAL)</b>	
<b>Principal Permitted Uses</b>	
Essential services and minor utilities	
Community assembly.	
Commercial and non-commercial recreation	
Education and research.	
General Agriculture and Timber Production	
Caretakers and other incidental residence.	
<b>Uses Permitted with a Use Permit</b>	
Extensive impact civic uses, solid waste disposal.	
Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the PF zone.	
<b>Other Regulations</b>	
<b>Minimum Lot Area</b>	(None specified.)
<b>Minimum Lot Width</b>	(None specified.)
<b>Minimum Yard Setbacks*</b>	
Front	(None specified.)
Rear	(None specified.)
Side	(None specified.)
<b>Maximum Ground Coverage</b>	(None specified.)
<b>Maximum Building Height</b>	35'

\*Note: Setbacks may be modified by other provisions of this Code or State law. For example, see Section 314-22.1, “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.”

## **ATTACHMENT 8**

### **Proposed Recreation (R) and Qualified (Q) Combining Zones**

**Recreation (R) Combining Zone to be applied to the  
Southern Humboldt Community Park**

**314-33 “R” COMBINING ZONE DESIGNATIONS**

**314-33.1 R - RECREATION**  
(See also, Recreation Combining Zone “X”)

The Recreation Combining Zone is intended to be combined with any principal zone in which the addition of recreational uses is desirable and will not be detrimental to the uses of the principal zone or of adjacent zones. The following regulations shall apply in any zone which is combined with a Recreation Combining Zone. (Former Sections INL#315-3.1; Added by Ord. 1741, Sec. 2, 7/8/76; Amended by Ord. 2166, Sec. 19, 4/7/98)

**33.1.1 Principal Permitted Uses.**

- 33.1.1.1 Uses allowed as Principal Permitted Uses within the Principal Zone.  
(Former Sections INL#315-3.1(a)(1); Added by Ord. 1741, Sec. 2, 7/8/76;  
Amended by Ord. 2166, Sec. 19, 4/7/98)

**33.1.2 Uses Permitted with a Use Permit.**

- 33.1.2.1 Commercial recreation facilities. (Former Sections INL#315-3.1(b)(1);  
Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.2.2 Commercial uses compatible with recreational uses which in the opinion of  
the Planning Commission will not impair present and potential uses of the area.  
(Former Sections INL#315-3.1(b)(2); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.2.3 Special occupancy parks for transient use. (Former Sections INL#315-  
3.1(b)(3); Added by Ord. 1741, Sec. 2, 7/8/76; Amended by Ord. 2166, Sec. 19,  
4/7/98)
- 33.1.2.4 Public stables and golf courses. (Former Sections INL#315-3.1(b)(4);  
Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.2.5 Recreational accommodations as defined in Section C: Index of Definitions  
of Language and Legal Terms. (Former Sections INL#315-3.1(b)(5); Added by  
Ord. 1741, Sec. 2, 7/8/76)
- 33.1.2.6 Private noncommercial recreation facilities. (Former Sections INL#315-  
3.1(b)(6); Added by Ord. 1741, Sec. 2, 7/8/76)

**33.1.3 Other Regulations.**

- 33.1.3.1 Minimum lot area - as established by the principal zone or five (5) acres,  
whichever is greater. (Former Sections INL#315-3.1(c)(1); Added by Ord. 1741,  
Sec. 2, 7/8/76)

- 33.1.3.2 Minimum lot width - 300 feet. (Former Sections INL#315-3.1(c)(2); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.3 Minimum yards - front, rear and side, fifty feet (50'). (Former Sections INL#315-3.1(c)(3); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.4 Maximum building height - thirty five feet (35'). (Former Sections INL#315-3.1(c)(4); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.5 In addition to permitted uses, maximum ground coverage of the project site shall not exceed two (2) acres. (Former Sections INL#315-3.1(c)(5); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.6 All uses as may be permitted on the project site shall by design, operation and management be mutually compatible and shall not be detrimental to any of the principal permitted uses allowed with adjacent zones. (Former Sections INL#315-3.1(c)(6); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.7 Development along County roads may be allowed and conditioned upon road or related improvements, on or off-site, to reduce, to an acceptable level as determined by the Hearing officer, the impacts of the project upon the road and related improvements. (Former Sections INL#315-3.1(c)(7); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.8 Within the TPZ, AE and AG zone districts recreational use projects shall:
- 33.1.3.8.1 Remain under the control of the owner of the agricultural or timber resource lands. (Former Sections INL#315-3.1(c)(8)(a); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.8.2 Demonstrate that the project parcel has direct frontage on a public maintained road or a recorded access. (Former Sections INL#315-3.1(c)(8)(b); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.8.3 Demonstrate that first consideration was given to locate the project on non-resource production lands, with second consideration given to locate the project on the least productive soils on the resource production lands. (Former Sections INL#315-3.1(c)(8)(c); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.8.4 Be conditioned, as part of the Use Permit process, to preclude future land division segregating the recreational use from the resource production areas. (Former Sections INL#315-3.1(c)(8)(d); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.9 Applications for Use Permits for the development of land in a Recreation Zone shall be accompanied by a plan of the development proposal. Such plan shall include graphic and written material as may be required to show:



- 33.1.3.9.1 That the project location and the specific project site is suitable for the intended use. (Former Sections INL#315-3.1(c)(9)(a); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.9.2 Topography of the land, contour intervals and drainage patterns. (Former Sections INL#315-3.1(c)(9)(b); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.9.3 Proposed access, traffic and pedestrian ways, parking and easements. (Former Sections INL#315-3.1(c)(9)(b); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.9.4 Water and wastewater systems. (Former Sections INL#315-3.1(c)(9)(d); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.9.5 Areas, structures and facilities proposed for habitation, recreation and commercial uses. (Former Sections INL#315-3.1(c)(9)(e); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.9.6 Proposed location of buildings on the land including all dimensions necessary to indicate size of structures, setback and yard areas. (Former Sections INL#315-3.1(c)(9)(f); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.9.7 Proposed landscaping, fencing and screening, signing and outdoor lighting. (Former Sections INL#315-3.1(c)(9)(g); Added by Ord. 1741, Sec. 2, 7/8/76)
- 33.1.3.9.8 Such other detailed elevations, plans and other information as may be necessary to adequately evaluate the proposed development. (Former Sections INL#315-3.1(c)(9)(h); Added by Ord. 1741, Sec. 2, 7/8/76)

## ***QUALIFIED COMBINING ZONE***

### ***314-32 "Q" COMBINING ZONE DESIGNATIONS***

#### **314-32.1 Q - QUALIFIED**

The Qualified Combining Zone is intended to be combined with any principal zone in situations where sound and orderly planning indicate that specified principal permitted uses or conditional uses otherwise allowed under the principal zone may be limited or not be allowed with or without a Use Permit, or development standards/restrictions can be added, deleted or modified to implement the General Plan or to implement CEQA mitigation or to limit additional entitlements. The qualified uses shall be specified in the ordinance applying the Q Zone to specific property.

#### **Proposed language of qualified zone for Southern Humboldt Community Park**

**ZONE AMENDMENT.** Section 311-7 of the Humboldt County Code is hereby amended by reclassifying lands in Garberville area commonly known as the Southern Humboldt Community Park property from Agriculture Exclusive to Agriculture Exclusive with a Recreation (R) and Qualified (Q) combining zones (AE-R-Q). The area described is also shown on the Humboldt County zoning maps for the Garberville, Redway, Benbow and Alderpoint (GRBA) Area Community Plan and on the map attached.

**ZONE QUALIFICATION.** The special restrictions and regulations set forth in Paragraph 4 herein are hereby made applicable to the property reclassified from "Agriculture Exclusive" to "Agriculture Exclusive with a Recreation (R) and Qualified (Q) combining zones (AE-R-Q)", in accordance with Humboldt County Code Section 314-32, which authorizes restriction of the AE and R combining zone regulations by application of the "Q" (Qualified Combining Zone).

**PURPOSE OF QUALIFICATIONS.** The purposes of the special restrictions and regulations herein imposed on the property described in Exhibit A-1 are to identify and restrict principally and conditionally permitted uses in the Recreation (R) combining zone to those that are consistent with a General Plan designation of Public Recreation (PR) and which are protective and compatible with the general agricultural use of the property.

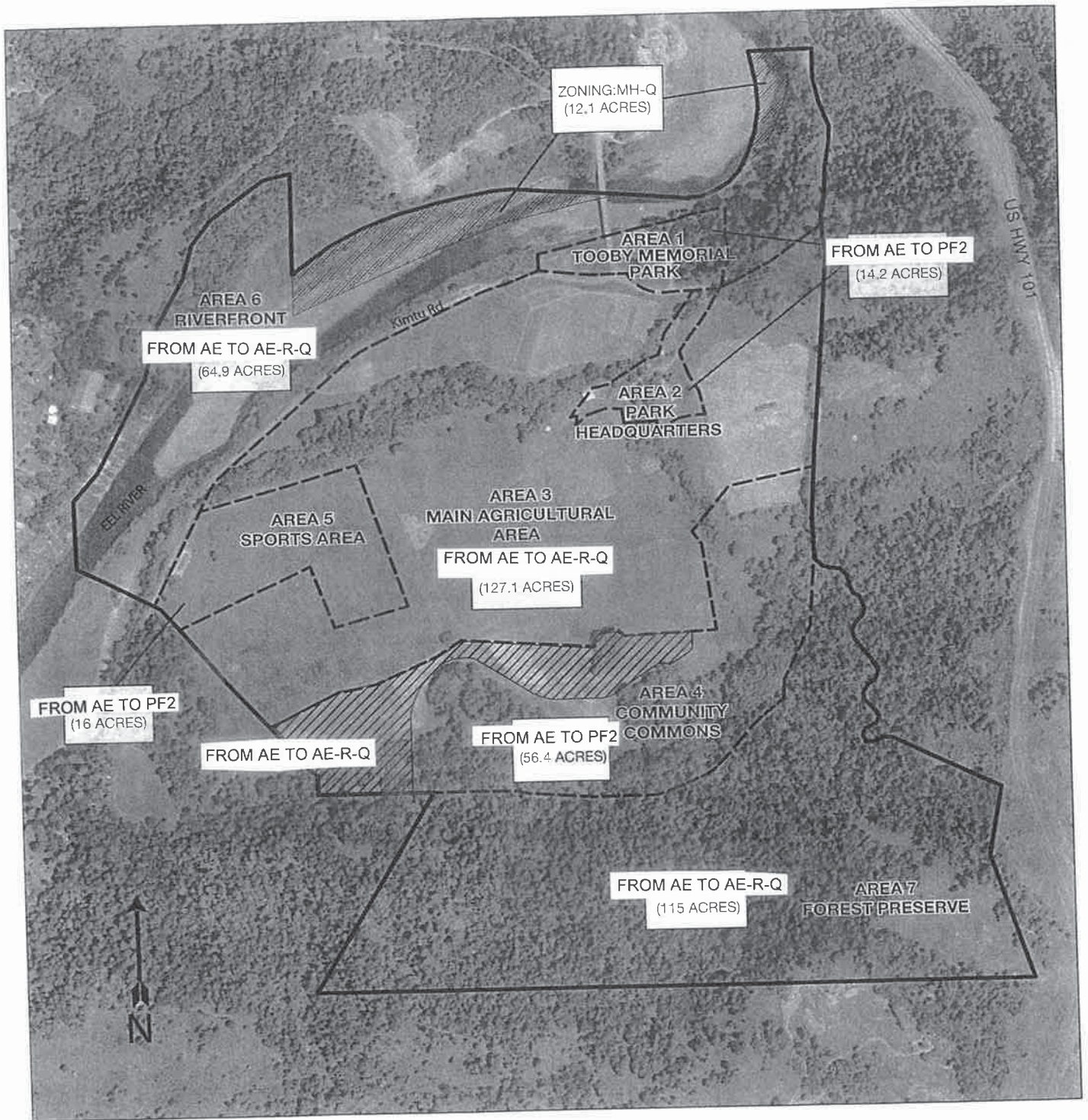
**SPECIAL RESTRICTIONS.** Conditionally permitted uses otherwise allowed under the Recreation (R) combining zone regulations of Humboldt County Code Section 314-33.1 shall not be allowed on the property except as provided for below:

(a) Uses Permitted with a Use Permit. Uses as set forth in Sections 33.1.2.1 through 33.1.2.6, inclusive, shall be restricted to those certain recreational and recreation-supportive uses identified in the Project Description and the certified Environmental Impact Report for the Southern Humboldt Community Park General Plan Amendment and Zone Reclassification (Case No. GPA-10-02 and ZR-10-02) and applied to lands within the Community Park zoned Agricultural Exclusive (AE), as may from time to time be amended.

(b) Those mitigation measures in the certified EIR intended to reduce impacts to the continued agricultural use of the AE Zoned portions of the Community Park property shall remain in effect for the life of all recreational uses approved under Conditional Use Permit (Case No. CUP-10-04).



# PROPOSED ZONING MAP



PF = PUBLIC FACILITIES  
 AE = AGRICULTURE EXCLUSIVE  
 MH-Q = HEAVY INDUSTRIAL

ACREAGE TO BE LEFT AS AGRICULTURE EXCLUSIVE

AE-R-Q= AGRICULTURAL EXCLUSIVE WITH RECREATION AND QUALIFIED COMBINING ZONES

Figure 5-1

## ALTERNATIVE 2 - REDUCED PUBLIC FACILITIES ACREAGE

SOURCE: Huber C&D, 2014

## **ATTACHMENT 9**

### **Proposed Conveyance of Development Rights**



**Recording Requested by:**

County of Humboldt  
Planning and Building Department  
EXEMPT PURSUANT TO G.C. 27383

**Return to:**

County of Humboldt  
Planning and Building Department  
3015 H Street  
Eureka, CA 95501-4484

CONVEYANCE AND AGREEMENT  
(for Development Restrictions)

Entered Into On: \_\_\_\_\_ )

(to be filled in by the Clerk of the Board)

Assessor Parcel Number:

BY AND BETWEEN \_\_\_\_\_ )

(hereinafter referred to as OWNER

Case No:

AND THE COUNTY OF HUMBOLDT  
(hereinafter referred to as COUNTY)

Application No:

WITNESSETH

WHEREAS, OWNER has applied to COUNTY for permits and other grants of approval necessary to carry out a project which is described within a project application filed with Humboldt County Planning and Building Department as the Case Number and Assessor Parcel Number referenced above (hereinafter referred to as proposed project); and

WHEREAS, the real property upon which OWNER's proposed project is situated, is or includes the real property which is described in EXHIBIT A which is attached to this agreement and incorporated by reference herein (hereinafter referred to as the subject property); and

WHEREAS, the subject property is situated in the County of Humboldt, State of California; and

WHEREAS, COUNTY, as a condition and in consideration of approval of OWNER's proposed project, ~~requires~~ allows that OWNER grant to COUNTY all of the OWNER's right, power, and privilege to develop the subject property in the manner or for the purposes described in PART 1 of EXHIBIT B which is attached to this Agreement and incorporated by reference herein; and

WHEREAS, OWNER is willing and desires to grant to COUNTY the OWNER's right, power, and privilege to develop the subject property in the manner or for the purposes described in PART 1 of EXHIBIT B attached hereto;

## NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. OWNER hereby relinquishes and grants to COUNTY all of the OWNER's right, power, and privilege to develop the subject property in the manner or for the purposes described in PART 1 of EXHIBIT B attached hereto. Concurrently with this grant, OWNER agrees not to develop the subject property in the manner or for the purposes described in PART 1 of EXHIBIT B unless and until COUNTY quitclaims to OWNER or OWNER's successors in interest in said property, all rights, power, and privilege granted to COUNTY by this conveyance.

2. Both parties acknowledge that this agreement and the grant of the right to develop by OWNER to COUNTY contained herein are made in consideration of approval by COUNTY of OWNER's proposed project.

3. COUNTY agrees to quitclaim to OWNER, or OWNER's successor(s) in interest, the right, power and privilege to develop subject property in the manner or for the purposes described in PART 1 of EXHIBIT B attached hereto, if and when both of the following events occur:

A. OWNER or OWNER's successor(s) in interest applies to COUNTY for reconveyance to the OWNER or OWNER's successor(s) of the right, power, and privilege herein granted to COUNTY.

B. OWNER or OWNER's successor(s) in interest shows to COUNTY's satisfaction either that the conditions specified in PART 2 of EXHIBIT B attached hereto have been satisfied by the OWNER of the subject property, or that because of changed circumstances the conditions specified in PART 2 of EXHIBIT B are no longer applicable.

OWNER understands and agrees that the quitclaim by COUNTY to OWNER or OWNER's successor(s) in interest of the right, power, and privilege herein granted to COUNTY, as provided above, will not give OWNER or OWNER's successor(s) in interest the unlimited right to develop the subject property, but will only revert in OWNER or OWNER's successor(s) in interest the right, power, and privilege to apply to COUNTY for the permits and other grants of approval necessary to develop the subject property and to have such application processed in accordance with, and subject to, all laws and regulations applicable to such application at the time it is submitted.

4. OWNER agrees to insert in any document which transfers title to the subject property, or any part thereof, a provision excepting from such transfer the right, power, and privilege to develop the subject property in the manner or for the purposes described in PART 1 of EXHIBIT B attached hereto unless and until COUNTY has executed and delivered to OWNER and OWNER's successor(s) in interest the quitclaim deed provided for above. OWNER further agrees to include in any such transfer document a provision by the terms of which the transferee, and each subsequent transferee, agrees to each and every condition contained in this Conveyance and Agreement, including the requirement contained in this paragraph.

IN WITNESS WHEREOF, the parties hereto have caused this Conveyance and Agreement to be executed by their duly authorized officers on the date set forth above.

COUNTY OF HUMBOLDT

BY \_\_\_\_\_

Chair, Board of Supervisors  
County of Humboldt, State of California

### CERTIFICATE OF ACKNOWLEDGMENT

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

STATE OF CALIFORNIA }  
COUNTY OF HUMBOLDT }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_ Public

Notary, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

\_\_\_\_\_, (seal)  
Signature

OWNER(s)\*

\_\_\_\_\_  
Print name here\_\_\_\_\_  
Sign above\_\_\_\_\_  
Print name here\_\_\_\_\_  
Sign above\_\_\_\_\_  
Print name here\_\_\_\_\_  
Sign above\_\_\_\_\_  
Print name here\_\_\_\_\_  
Sign above

\* Owners attach separately full page Notary Acknowledgment

## CERTIFICATE OF ACKNOWLEDGMENT

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

STATE OF CALIFORNIA   }  
COUNTY OF HUMBOLDT   }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_, Public

Notary, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

\_\_\_\_\_  
Signature (seal)



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**EXHIBIT A**

PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

*(Describe the area to be used for agriculture)*

## **EXHIBIT B**

### **DEVELOPMENT RESTRICTIONS**

#### PART 1

The OWNER relinquishes and grants to the County of Humboldt the right, power, and privilege to develop the real property described in Exhibit A for:

#### Conveyance:

Any non-agricultural use besides those specifically authorized by CUP 10-004.

All agricultural uses and structures and accessory agricultural uses and structures described as principally permitted in §314-7.1 of the Humboldt County Zoning Regulations (AE: Agriculture Exclusive Principal Permitted Uses) are not subject to this conveyance.

#### PART 2

The condition referred to in Paragraph B of Section 3 of the agreement to which this exhibit is attached is as follows:

#### Terms of Reconveyance:

The County agrees to reconvey the right to use the property described above as a donor site in a Transfer of Development Rights Program implemented by the County when it is demonstrated that the following conditions exists:

A Transfer of Development Rights Program is implemented by the County.

The County agrees that the development credits assigned to the property as a donor site is \_\_\_\_\_ single family units, which is agreed upon by the Owner and the County to be the number of single family homes that could potentially be developed on the property given the general plan land use designations, specific policies in the Garberville/Redway/Benbow/Alderpoint Community Plan, and zoning classifications that applied to the subject property on the application date for Conditional Use Permit 10-004 (July 25, 2010).

*(Note: the number of units inserted into the above paragraph would be consistent with the approved EIR.)*

## **ATTACHMENT 10**

### **Public Correspondence**

(aside from comments on the DEIR)

Attached CD's and Written correspondence