



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street Eureka CA 9550
Phone (707) 445-7541

Hearing Date: October 18, 2018

To: Humboldt County Planning Commission

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

Subject: **Ron Dias Final Map Subdivision, Coastal Development Permit and Special Permit Extension and Modification**
Application Number 13627
Case Numbers FMS-03-002XXM, CDP-03-012XXM, SP-03-016XXM
Assessor Parcel Numbers (APNs) 017-152-022, 017-152-023, 017-152-024, 402-301-011
3127 Mitchell Heights Drive, Eureka area

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Please contact Trevor Estlow, Senior Planner, at (707) 268-3740, or by email at testlow@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
October 18, 2018	Final Map Subdivision, Coastal Development Permit and Special Permit Extension and Modification	Trevor Estlow

Project: A Modification of a Final Map Subdivision, Coastal Development Permit and Special Permit which was approved September 18, 2008. The original project was for the subdivision of 33.3 acres into thirteen (13) lots ranging in size from 1.25 to 4.51 acres. The subdivision utilized Lot Size Modification, and included an exception to lot frontage requirements and a Special Permit to allow an exception to the lot width to depth ratio. The subdivision was proposed to be developed as Phase 1 (Lots 1 through 3 and Remainder), Phase 2 (Lots 4 through 10 and Remainder) and Phase 3 (Lots 11 through 13). Phase 1 and Phase 2 have already been completed. The Modification will alter the configuration of Lots 11, 12 and 13, the final phase of the subdivision. Also included is a two year extension, in addition to a previously authorized two-year extension and automatic extensions allowed by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116. The parcels will be served by community water and on-site sewage disposal systems. **If approved, the extension will expire on July 17, 2019.**

Project Location: The project site is located in the Eureka area, on the north side of Mitchell Heights Drive and on the south side of Myrtle Avenue, approximately 200 feet east from the intersection of Mitchell Heights Drive with Main Street, on the property known as 3127 Mitchell Heights Drive.

Present Plan Land Use Designation: Rural Residential (RR). Humboldt Bay Area Plan (HBAP). Density: 1 unit per 2.5 to 5 acres. Slope Stability: Relatively Stable; Low Instability.

Present Zoning: Rural Residential Agriculture specifying a minimum lot size of 2.5 acres in addition to the Streams and Riparian Corridor Protection combining zone (RA-2.5/R).

Case Numbers: FMS-03-002XXM, CDP-03-012XXM, SP-03-016XXM

Application Number: 13627

Assessor Parcel Numbers: 017-152-022, 017-152-023, 017-152-024, 402-301-011

Applicant

Ron Dias
3127 Mitchell Heights Drive
Eureka, CA 95503

Owner

same as applicant

Agent

Environmental Review: Project requires environmental review.

Major Issues: None

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

**DIAS FINAL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT
MODIFICATION AND EXTENSION**

Case Numbers FMS-03-002XXM, CDP-03-012XXM, SP-03-016XXM
Assessor Parcel Numbers 017-152-022, 017-152-023, 017-152-024, 402-301-011

Recommended Planning Commission Action

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

Adopt the Addendum to the Mitigated Negative Declaration and make all of the required findings for approval of the Final Map Subdivision Modification, based on evidence in the staff report and public testimony, and adopt the resolution approving the Dias project subject to the recommended conditions of approval.

Executive Summary: The project is a modification to a Final Map Subdivision, Coastal Development Permit and Special Permit that divided a 33.3 acre parcel into thirteen (13) lots ranging in size from 1.25 to 4.51 acres. The project was approved in three phases. Phases 1 and 2 have been completed and the modification will alter the configuration of Phase 3 (Lots 11, 12 and 13). The modification includes the reconfiguring of Lots 11, 12 and 13 to reduce the amount of improvements and limit the extension of Rancho Vista Drive). The subdivision utilized Lot Size Modification, and included an exception to lot frontage requirements and a Special Permit to allow an exception to the lot width to depth ratio. The parcels will be served by community water and on-site sewage disposal systems.

The project also includes a two year extension of the original subdivision approval. This extension is in addition to a previously authorized two-year extension and automatic extensions allowed by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116. Under Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 (Filing of Final Map) and 312-11 (Extension of an Approval of a Development Permit or Variance) of the Humboldt County Code the Planning Commission is authorized to grant time extensions for approved or conditionally approved tentative maps and discretionary permits, when it can be found that the findings and conditions of the original project have not changed significantly. In this case the findings for extension can be made as the parcel zoning of RA-2.5/R for which a conformance finding was made has not changed, the General Plan land use designation of Rural Residential (RR) for which a consistency finding was made has not changed, the applicable development standards, for which the project was evaluated, have not changed, and other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.

The parcel is located in the Mitchell Heights area and accessed via Mitchell Heights Drive and a private roadway created by the subdivision (Rancho Vista Drive). The Department of Public Works, the Humboldt Bay Fire Protection District, and other referral agencies have reviewed the new layout and recommend approval.

Based on the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the project will not result in a significant impact on the environment as proposed and mitigated, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision modification and extension.

Alternative: The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make one or more of the required findings. Planning Division staff believes that 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 18-**

**Case Numbers FMS-03-002XXM, CDP-03-012XXM, SP-03-016XXM;
Assessor's Parcel Numbers 017-152-022, 017-152-023, 017-152-024, 402-301-011**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Dias Final Map Subdivision, Coastal Development Permit and Special Permit Extension and Modification.

WHEREAS, Ron Dias submitted an application and evidence in support of approving a modification and extension to a previously approved Final Map Subdivision; and
WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and
WHEREAS, the Planning Division, the lead agency, has prepared an Addendum to a previously adopted Mitigated Negative Declaration for the subject proposal in accordance with the California Environmental Quality Act (CEQA); and
WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Final Map Subdivision modification and extension (Case Nos. FMS-03-002XXM, CDP-03-012XXM, SP-03-016XXM); and
WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on October 18, 2018.

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

1. The Planning Commission adopts the proposed Addendum to a previously adopted Mitigated Negative Declaration in Attachment 4, as required by Section 15074 (b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Nos. FMS-03-002XXM, CDP-03-012XXM, SP-03-016XXM based on the submitted evidence; and
3. The Planning Commission approves the proposed project applied for as recommended and conditioned in Attachment 1 for Case Nos. FMS-03-002XXM, CDP-03-012XXM, SP-03-016XXM, as modified by the Commission to reflect the exception request, as granted.

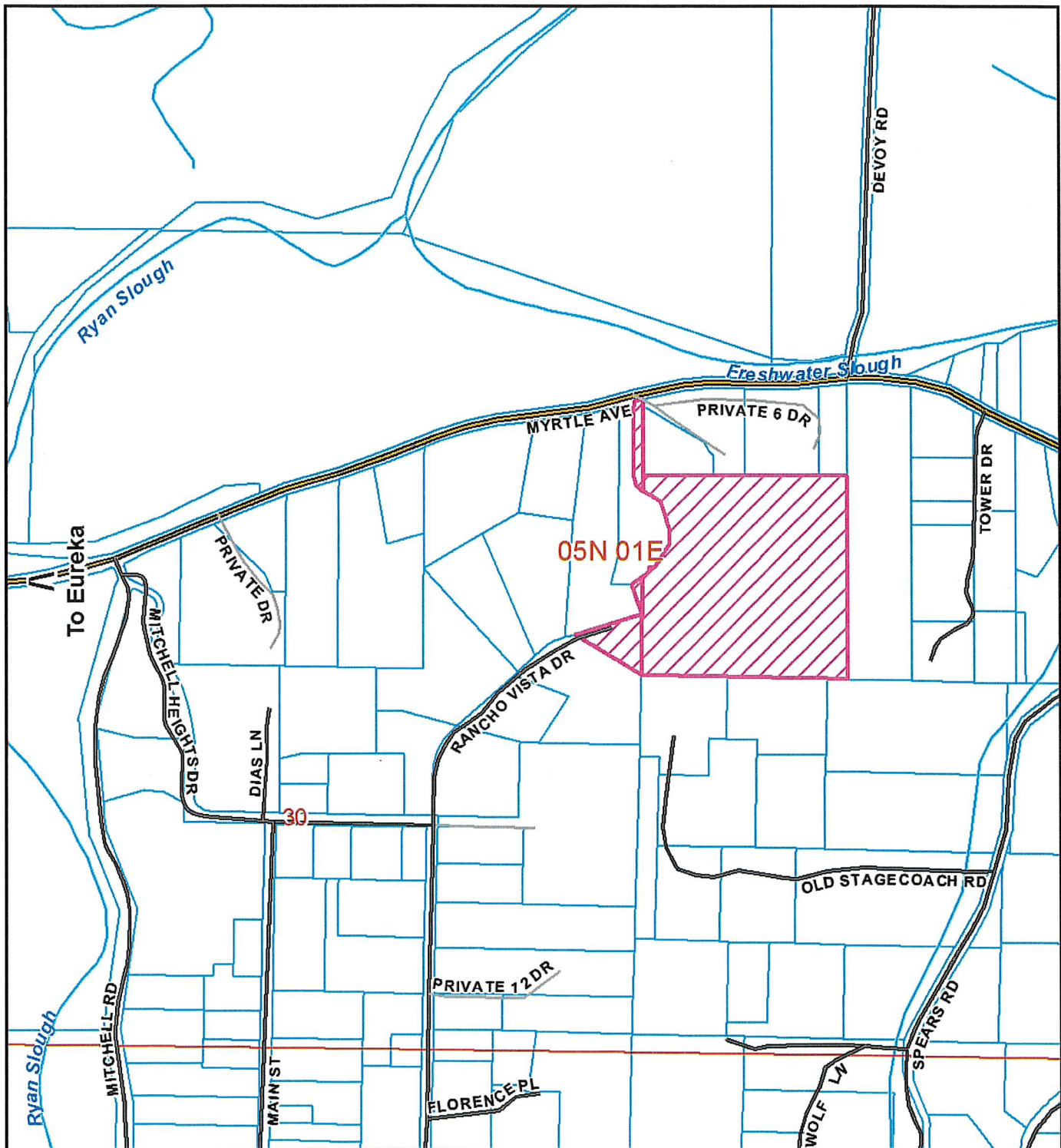
Adopted after review and consideration of all the evidence on October 18, 2018

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

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

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

John H. Ford
Director, Planning and Building Department



Project Area = 

LOCATION MAP

PROPOSED DIAS EXTENSION OF FINAL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT EUREKA AREA

FMS-03-002XX/CDP-03-012XX/SP-03-016XX

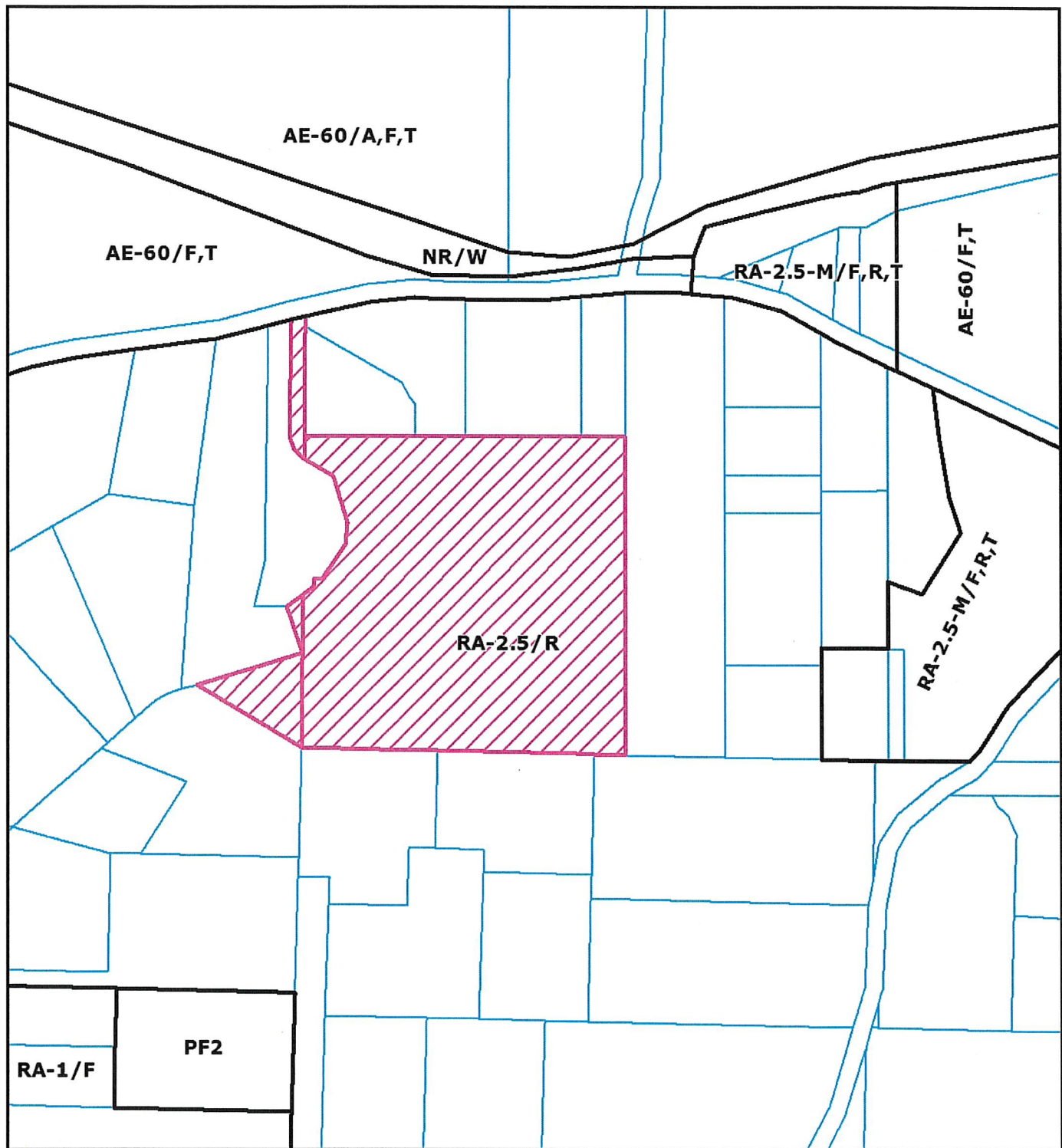
APN: 017-152-022 et seq

T05N R01E S30 HB&M (Arcata South)

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.

0 250
Feet





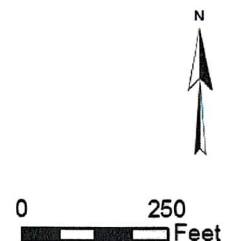
Project Area = 

ZONING MAP
PROPOSED DIAS
EXTENSION OF FINAL MAP SUBDIVISION,
COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT
EUREKA AREA

FMS-03-002XX/CDP-03-012XX/SP-03-016XX

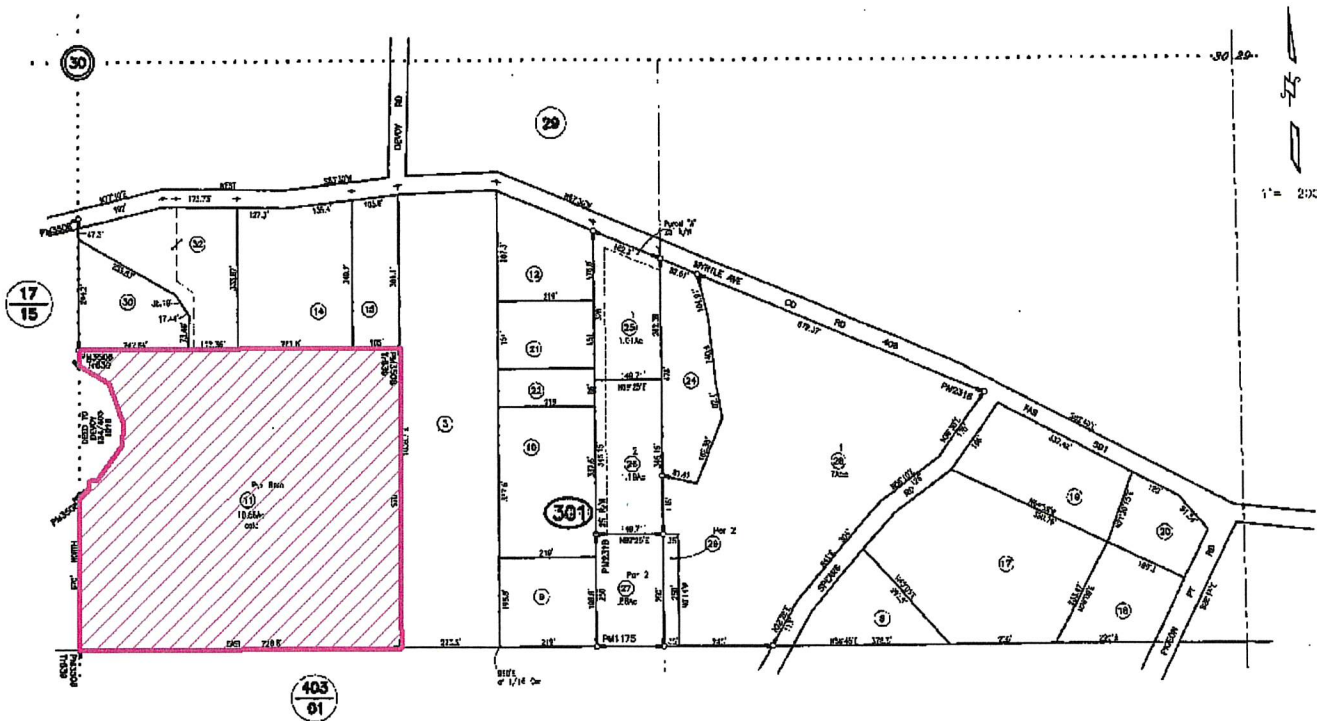
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PTN OF SE1/4 SEC 30, T5N, R1E H.B.& M.

402-30



PM1175 of PM Bk.10, Pg.83
 PM2318 of PM Bk.20, Pgs.92-93
 RS, Bk.61 of surveys, Pg.139
 RS, Bk.64 of surveys, Pgs.46-48
 PM3508 of PM Bk.34, Pgs.85-86
 TMS30, Bk.25 of MAPS, Pgs.20-23
 "Dias Sub'd Ph II"

OWNER'S PARCEL MAP
 THIS MAP WAS PREPARED FOR
 VENT PURPOSES ONLY.
 DUTY IS ASSIGNED FOR
 PURPOSE OF THE DATA SHOWN
 ON THIS PARCEL MAP NOT
 WITH LEGAL LOT-TO-LOT
 LONG SITE ORDINANCES.

May 23 2012

NOTE: Assessor's Block Numbers Shown in Circles
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 402, Pg.30
 County of Humboldt, CA.

50' 100' 200'

Project Area =

ASSESSOR PARCEL MAP

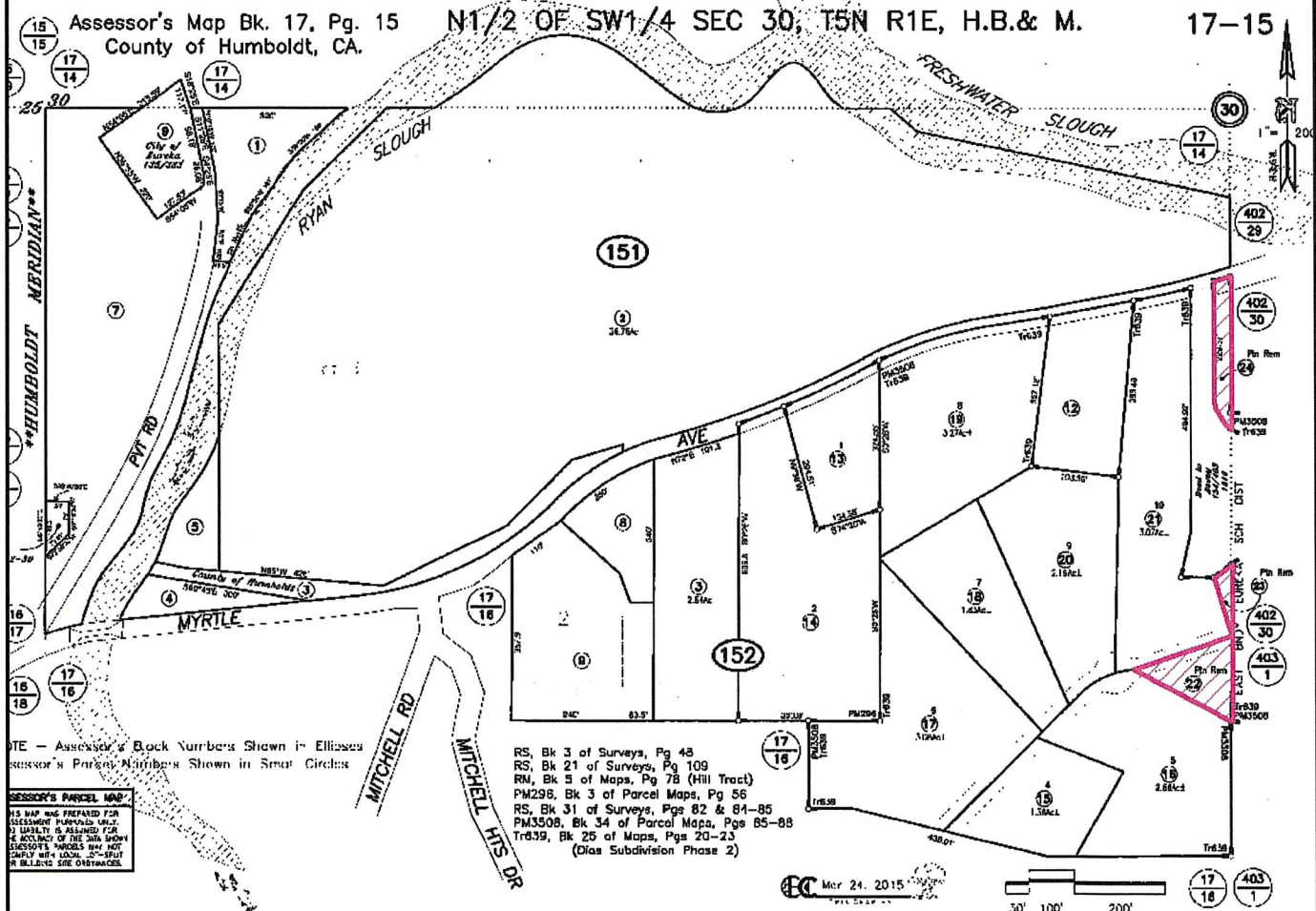
PROPOSED DIAS EXTENSION OF FINAL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT EUREKA AREA

FMS-03-002XX/CDP-03-012XX/SP-03-016XX

APN: 017-152-022 et seq
 T05N R01E S30 HB&M (Arcata South)

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MAP NOT TO SCALE



Project Area =

ASSESSOR PARCEL MAP

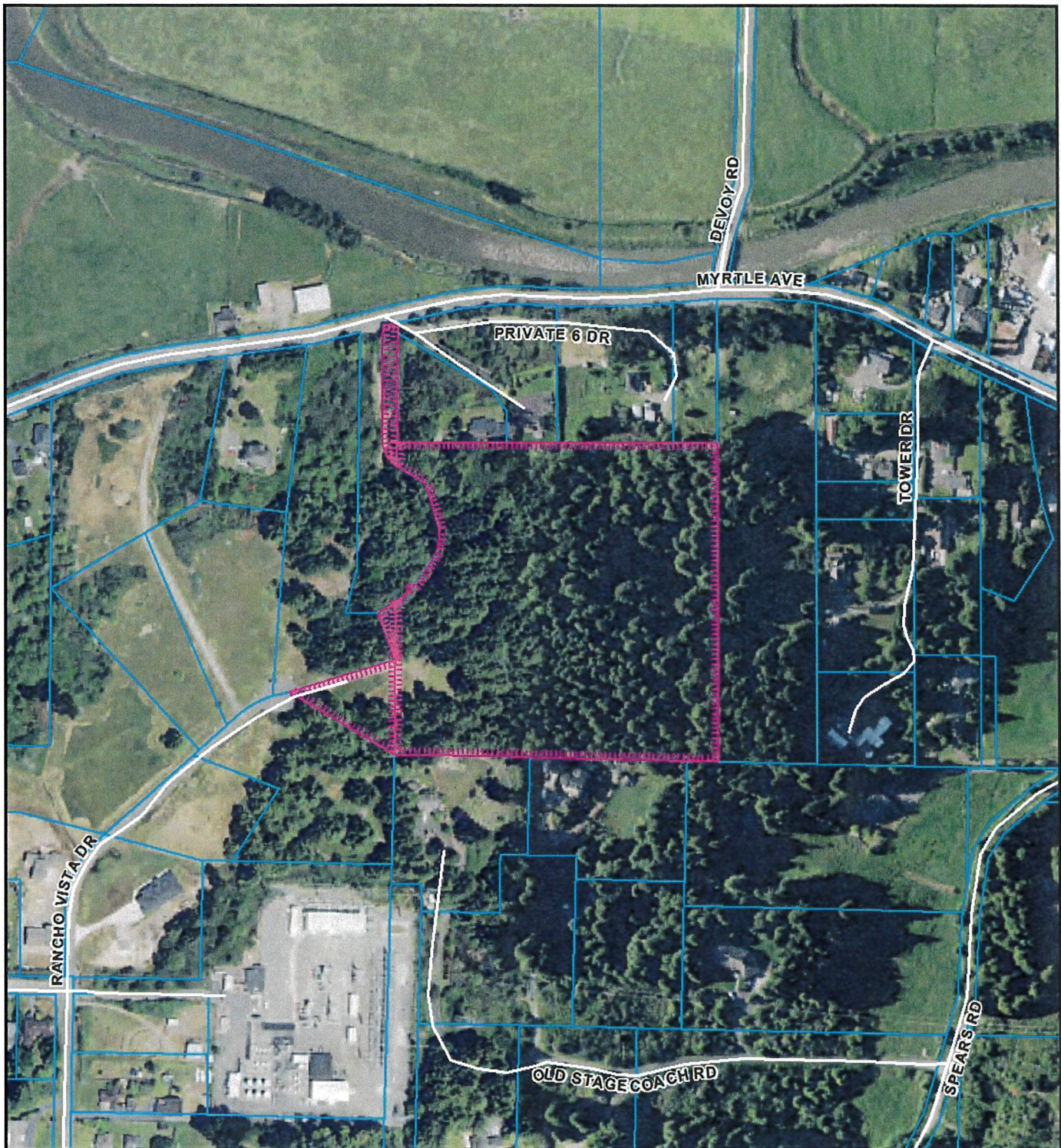
PROPOSED DIAS EXTENSION OF FINAL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT EUREKA AREA

FMS-03-002XX/CDP-03-012XX/SP-03-016XX

APN: 017-152-022 et seq
T05N R01E S30 HB&M (Arcata South)

MAP NOT TO SCALE

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Project Area = 

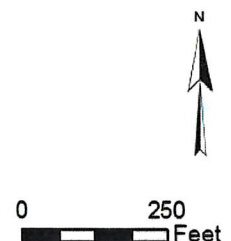
AERIAL MAP
PROPOSED DIAS
EXTENSION OF FINAL MAP SUBDIVISION,
COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT
EUREKA AREA

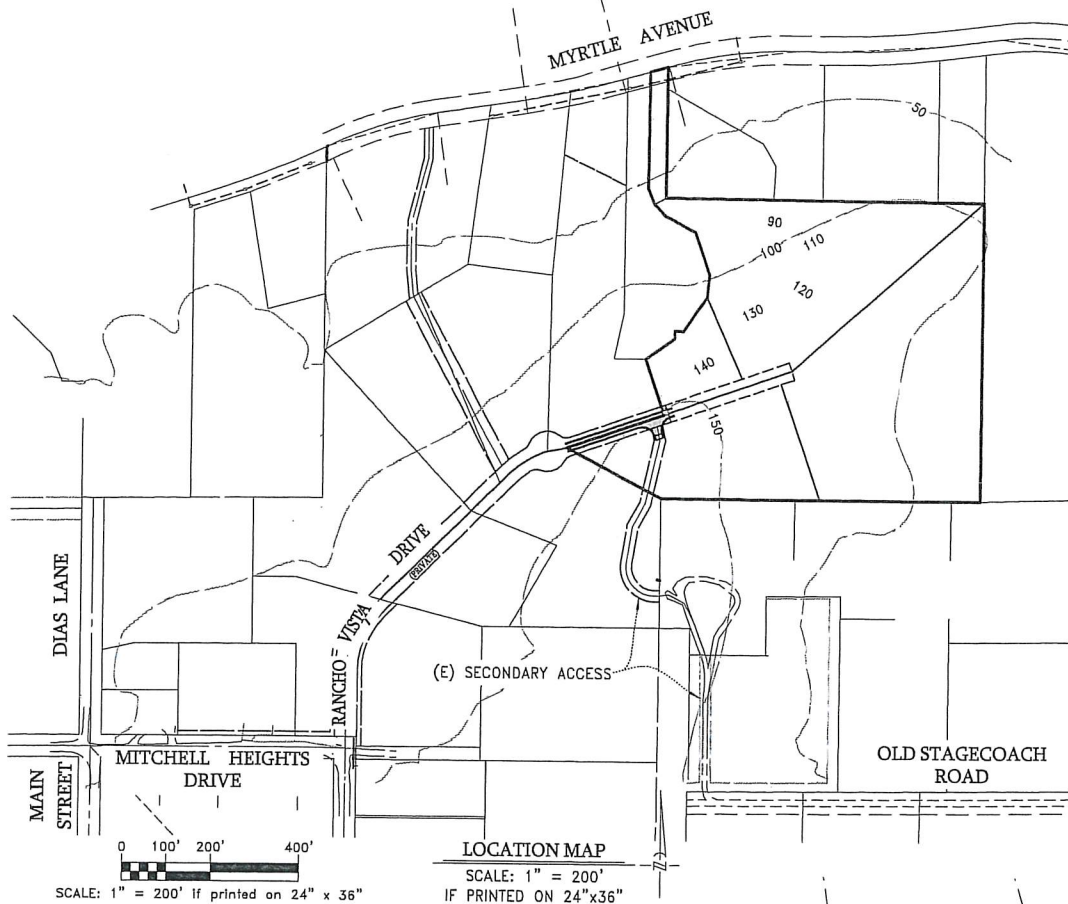
FMS-03-002XX/CDP-03-012XX/SP-03-016XX

APN: 017-152-022 et seq

T05N R01E S30 HB&M (Arcata South)

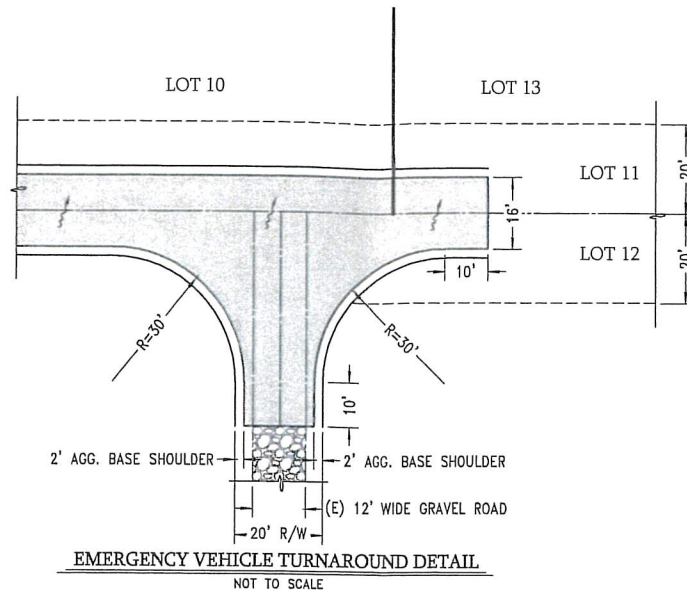
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APPURTENANT EASEMENTS

(PER PRELIMINARY REPORT BY XXXXX TITLE INSURANCE COMPANY, DATED JANUARY XX, XXXX)



UTILITIES

WATER	HUMBOLDT COMMUNITY SERVICES DISTRICT
SEWER	ON SITE
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	AT&T CALIFORNIA
CABLE TV	SUDDENLINK COMMUNICATIONS

LEGEND

SYMBOL	INDICATES
(E)	EXISTING
(P)	PROPOSED
HCS	HUMBOLDT COMMUNITY SERVICES DISTRICT
R/W	RIGHT-OF-WAY
—W—W—W—	EXISTING WATER LINE
—GTC—GTC—GTC—	EXISTING GAS, ELECTRIC, TELEPHONE & CABLE T.V.
—W—W—W—	PROPOSED WATER LINE
—GTC—GTC—GTC—	PROPOSED GAS, ELECTRIC, TELEPHONE & CABLE T.V.
⊙	FIRE HYDRANT
▨	PROPOSED AC PAVEMENT
—100—	CONTOUR AT 10 FOOT INTERVALS
⊙ RD-13B	SEWAGE DISPOSAL TEST HOLE LOCATION

NOTES

- THIS TENTATIVE MAP IS PHASE III OF THE DIAS SUBDIVISION AND PROPOSES THE SUBDIVISION OF APN'S 402-301-011 INTO THREE (3) LOTS. THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 11.25 ACRES IN SIZE. BOTH THE EXISTING AND PROPOSED LAND USE IS RESIDENTIAL.
- THE PROJECT HAS A GENERAL PLAN DESIGNATION OF RURAL RESIDENTIAL, AND IS CURRENTLY ZONED RURAL RESIDENTIAL AGRICULTURE (RA-2.5). THE MINIMUM LOT SIZE, AS PER HUMBOLDT COUNTY ZONING REGULATION 314-6.6, REQUIRES A 2.5 ACRE LOT SIZE. A LOT SIZE MODIFICATION HAS BEEN APPROVED AND THE RESULT IS LARGER (UP TO 4.5 ACRES) IN THE FORESTED AREA.
- ADJACENT PROPERTIES ARE ZONED AS FOLLOWS: THE PROPERTIES TO THE NORTH OF MYRTLE AVENUE HAVE A GENERAL PLAN DESIGNATION OF AGRICULTURAL EXCLUSIVE NATURAL RESOURCE, AND ARE CURRENTLY ZONED AGRICULTURAL EXCLUSIVE, 60 ACRE MINIMUM PARCEL SIZE. THE PROPERTIES TO THE SOUTH OF MITCHELL HEIGHTS DRIVE HAVE A GENERAL PLAN DESIGNATION OF RESIDENTIAL EX-URBAN (RX), AND ARE CURRENTLY ZONED RURAL RESIDENTIAL AGRICULTURE (RA-1.0) WITH COMBINING ZONES IDENTIFYING POTENTIAL FLOOD AREA. THE PROPERTIES IMMEDIATELY EAST AND WEST OF THE PROPOSED SUBDIVISION ARE SIMILARLY UTILIZED, ZONED AND AND PLANNED.
- LOT SIZES, AS SHOWN HEREON, ARE GROSS SIZES, AND ARE INCLUSIVE OF ROAD RIGHT-OF-WAYS.
- EXISTING CONTOURS SHOWN HEREON ARE AT 10' INTERVALS, AND WERE DERIVED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, AERIAL MAPPING, DATED 1964.
- HUMBOLDT COMMUNITY SERVICES DISTRICT PROVIDES WATER SERVICES. SEWER SERVICES ARE PROVIDED ON-SITE. PG&E SUPPLIES GAS AND ELECTRICITY, AT&T CALIFORNIA PROVIDES TELEPHONE SERVICE AND SUDDENLINK COMMUNICATIONS PROVIDES TELEVISION SERVICE.
- THE PROJECT FALLS WITHIN THE SRA ZONE.
- NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON OR ADJACENT TO THE PROPERTY.
- THE PROPERTY IS NOT SHOWN ON OFFICIAL MAPS AS BEING SUBJECT TO FLOODING.
- ALL EASEMENTS OF RECORD ARE SHOWN OR REFERENCED HEREON, AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.
- RECOMMENDATIONS CONTAINED IN THE R-2 SOILS & GEOLOGY REPORT PREPARED BY LACO ASSOCIATES DATED APRIL, 2003 SHALL BE FOLLOWED.
- TO SATISFY FIRE SAFE GUIDELINES SECONDARY EMERGENCY ACCESS HAS BEEN CONSTRUCTED OVER THE MCFARLAND PARCEL (APN 403-011-038) AS SHOWN HEREON. THIS TIE WILL PROVIDE EMERGENCY ACCESS TO SPEARS ROAD (CO. RD. NO. F4L600) IN THE EVENT AN EMERGENCY BLOCKS MITCHELL HEIGHTS DRIVE (CO. RD. NO. 4K100).
- SEWER IS ON-SITE. SEE ON-SITE SEWAGE DISPOSAL REPORT PREPARED BY OMSBERG & PRESTON, DATED 4-2-2018.
- A FIRE HYDRANT WILL BE INSTALLED AT THE EAST SIDE OF THE EXISTING CUL-DE-SAC, TO PROVIDE FIRE PROTECTION FOR PHASE III.

EASEMENTS AND EMCUMBRANCES NOT SHOWN HEREON

- (PER PRELIMINARY REPORT BY HUMBOLDT LAND TITLE COMPANY, DATED MAY 16, 2018)
- AN EASEMENT FOR PIPE LINES FOR CONVEYANCE OF WATER AND RIGHTS IN CONJUNCTION WITH THE RIGHT TO TAKE WATER TO WILLIAM HERMANN, PER BOOK 97 OF DEEDS, PAGE 425, HUMBOLDT COUNTY RECORDS.
 - AN EASEMENT FOR WATER TANK AND PIPE LINES, AND RIGHTS IN CONJUNCTION THEREWITH TO SAMUEL E. NEVENS AND KATHLEEN M. NEVENS, PER BOOK 615 OF OFFICIAL RECORDS, PAGE 478, HUMBOLDT COUNTY RECORDS.
 - AN EASEMENT FOR THE PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES PER BOOK 1767 OF OFFICIAL RECORDS, PAGE 1481, UNDER RECORDER'S SERIAL NO. 9166, HUMBOLDT COUNTY RECORDS.
 - AN EASEMENT FOR STRUCTURES AND FACILITIES ENUMERATED IN SECTION 8340 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, PER INSTRUMENT NO. 1992-21177-5, HUMBOLDT COUNTY RECORDS.
 - AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES PURPOSES ALONG WITH THE RIGHT, IN GROSS, TO CONVEY SAID EASEMENT TO OTHERS TO ROBERT J. ARGO AND DEBORAH A. ARGO, TRUSTEES OF THE ROBERT J. ARGO AND DEBORAH A. ARGO 1993 REVOCABLE TRUST UNDER INSTRUMENT DATED JUNE 18, 1993 (NO REPRESENTATION IS MADE AS TO PRESENT OWNERSHIP OF SAID EASEMENT), PER INSTRUMENT NO. 2007-13542-2, HUMBOLDT COUNTY RECORDS.
 - AN EASEMENT FOR PUBLIC ROAD, UTILITY AND DRAINAGE PURPOSES AND THE RIGHT TO RELEASE SURFACE DRAINAGE FROM MITCHELL HEIGHTS ROAD, (COUNTY ROAD NO. 4K100) AND OCEAN AVENUE, (COUNTY ROAD NO. 4K120) ON TO RANCHO VISTA DRIVE.



DATE 01/27/18

OWNER / APPLICANT

RON & GAYLA DIAS

3127 MITCHELL HEIGHTS DR.

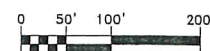
EUREKA, CA 95503

(707) 442-5522

APN 402-301-011

FMA 03-002XXM DIS 15827-A-A'

NOT TO SCALE



October 18, 2018

PHASE III FLAG LOT CONFIGURATION

NO.	REVISION	DATE	BY
1	REVISED PHASE III TENTATIVE MAP	01/12/18	RON DIAS

APN 402-301-011	REVISED PHASE III TENTATIVE MAP	01/12/18	RON DIAS
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ATTACHMENT 1

CONDITIONS OF APPROVAL

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE FINAL MAP MAY BE RECORDED. ***Note the following reflects the original conditions as revised and approved by the Planning Commission at the June 15, 2006 hearing. No changes to the original conditions are required.***

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the enclosed Department of Public Works referral dated December 8, 2006 with revised date May 2, 2006, included herein as Exhibit A of Attachment 1, and as revised by the Planning Commission, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works. Revisions include continuance of the center line striping of Mitchell Heights Road from its intersection at Myrtle Avenue to Dias Lane and the inclusion of "public, non-vehicular access dedication through Lots 5 and 13, from the end of the cul-de-sac to the eastern line of Lot 5, and following the alignment of the proposed emergency access" (see LUD COA No. 2.g.6). The portion of the emergency access outside of the subdivision shall remain for emergency access only.
3. The Planning Division requires that two (2) copies of the Final Map be submitted for review and approval, said map to identify net and gross acreage for each parcel or lot.
4. Prior to recordation of the Final Map, the applicant shall submit a letter from the Humboldt Community Services District indicating that the project conforms to its requirements per letter dated October 30, 2003 included herein as Exhibit B of Attachment 1. This requirement shall be administered by the Department of Public Works.
5. Prior to recordation of the Final Map, the applicant shall submit a letter from Humboldt Fire District No. 1 stating that the project meets their requirements per letter dated October 23, 2003. This requirement shall be administered by the Department of Public Works.
6. Prior to recordation of the Final Map, the applicant shall submit a letter from the Eureka Fire Department stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
7. Prior to recordation of the Final Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
8. Prior to recordation of the Final Map, the applicant shall submit a letter from the County Division of Environmental Health stating that the project meets their requirements. This requirement shall be administered by the Department of Public Works.
9. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed

specifications as to the development and improvement of the site, and shall include Items 6(a) through 6(h) of the Public Works Memorandum dated December 8, 2005 (Revised May 2, 2006), included herein as Exhibit A of Attachment 1, and the following site development details:

A. Mapping

1. Topography of the land in 10-foot contours.
2. Details showing conformance with provisions of the County's Fire Safe Regulations (Section 3111-1 et seq. H.C.C.), including but not limited to:
 - a. Road and driveway access standards (i.e., road width, roadway surface, roadway grades, roadway structures, etc.)
 - b. Signing and building numbering standards (i.e., road name signs, building address signs, etc.)
 - c. Emergency water standards (i.e., placement of fire hydrants, 2,500 gallon individual emergency water supply, etc.)
 - d. Fuel modification standards (i.e., setbacks for structure defensible space, greenbelts, etc.).
3. Building "envelopes" (building site locations with applicable yard setback, maximum lot coverage and building height standards), including dimensioned setbacks to property lines and easements. Parking area detail showing conformance with parking requirements of Humboldt County Code and County Subdivision Regulations, and as restricted by the County Land Use Division and the Humboldt No. 1 Fire Protection District. Note: Applicant shall obtain approval from the California Department of Forestry and Fire Protection for an exception request to the 30-foot setback requirements for structure defensible space.
4. Proposed circulation improvements including streets, driveways, turnouts, and emergency vehicle turn-arounds.
5. Location of waterline, sewer and drainage easements in favor of the Humboldt Community Services District (HCSD) or the County of Humboldt. Location of on-site sewage disposal systems.
6. Street lighting as required by HCSD
7. Location of hydrants as required by the Humboldt No. 1 Fire Protection District
8. Location and details of drainage system and associated improvements consistent with the R-2 Geologic/Soils Report and as approved by LUD.
9. Gulch and other sensitive habitats.
10. Subdivision phasing.

B. Notes to be placed on the Development Plan:

1. "All flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be disposed of by chipping, burying, burning or removal to a landfill site approved by the County."
2. "To ensure continued compliance, property owners are responsible for annual maintenance of the parcels to Fire Safe and wildfire protection standards as required for those items listed under A(2) of the Development Plan Details, above. Compliance with these provisions is subject to inspection by the California Department of Forestry and Fire Protection."
3. "The Humboldt County Fire Safe Ordinance (Section 3111-1 *et seq.*) establishes development standards for minimizing wildfire danger in "state responsibility" designated areas. Exceptions to the 30-foot setback requirement may be pursued upon demonstration of providing the "same practical effect" of the setback through a combination of construction material choices, non-flammable vegetative buffers, and other design features. Applicant shall obtain approval from the California Department of Forestry and Fire Protection for an exception request to the 30-foot setback requirements for structure defensible space."
4. "The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:
 - a. If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, and protective cover).
 - b. Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted."
5. "Hours of construction activity shall be restricted to the hours of 8:00 am to 6:00 pm, Monday through Friday, 9:00 am to 5:00 pm on Saturday with no construction activity on Sunday."
6. "Driveway access shall be consistent with the County's Fire Safe Ordinance Regulations."
7. "Proposed development shall conform with the recommendations of the R-2 Geologic/Soils Report dated prepared by LACO Associates. LACO Associates must review and comment on all final drafts of grading, foundation and landscape plans."
8. "All new and existing outdoor lighting, including sign illumination, shall be compatible with the existing setting and directed within the property boundaries, and shall produce no glare on adjacent properties or rights-of-way."
9. "Utilities associated with the subdivision shall be placed underground, where feasible."

10. "Water connection fees are due and payable to the HCSD upon a request for services."
 11. "On-site sewage disposal systems shall be as approved by the County Division of Environmental Health."
 12. "The drainage system and associated improvements shall be constructed as approved by the Department of Public Works."
 13. "One- and two-story residential structures up to a maximum height of 35 feet are permitted in the RA zone."
 14. "The site is constrained by gulches. Development shall comply with the Streamside Management Area Ordinance and General Plan policies regulating gulches and other sensitive habitats."
 15. "Development rights for secondary dwelling units and further subdivision of Lots 8, 11, and 12 have been conveyed to the County of Humboldt until such time as the access has been upgraded to Road category 4 standard to the satisfaction of the Department of Public Works."
 16. "The parcels created by this subdivision have utilized the lot size modification provisions of Section 325-11 of the Humboldt County Code. These provisions have enabled the subdivision to create parcels substandard to the zoning minimum parcel size subject to the overall subdivision compliance with General Plan density and other requirements. Any future action to alter one or more of the parcels created by this subdivision (e.g., lot line adjustment) will require that the requested change be viewed in the context of maintaining compliance with the provisions of Section 325-11 for all parcels within this subdivision."
 17. "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superceded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
10. "Per the Humboldt No.1 Fire District, the circular cul-de-sac shall be designated and indicated as a "No Parking Area" to allow emergency vehicle access and turnaround capability."
 11. The applicant shall cause to be recorded a "Notice of Development Plan and Geologic Report" on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$386.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.
 12. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750.00) shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.

13. The recommendations set forth in the R-2 Geologic/Soils Report, with amendments, shall be implemented as a condition to the issuance of permits or other grants of approval for the development or improvement of the site.
14. Completion of the mitigation measures as set forth in the Mitigated Negative Declaration. The applicant shall be responsible for all staff costs involved in carrying out responsibilities for mitigation. These costs shall be charged using the most current County burdened hourly rate. A deposit may be collected to cover anticipated costs, if required by the Planning Director.
15. The January 1, 2004 document, "Project Review Input Basic to All Development Projects" is considered part of any input from the California Department of Forestry and Fire Protection (CDF) regarding this project. CDF suggests that the applicant have access to that document's input at the earliest contact possible. Handouts that describe that document are available from Community Development Services.
16. Prior to recordation of the Final Map, applicant shall provide documentation that the project meets the requirements of the California Regional Water Quality Control Board.
17. Applicant shall obtain approval from the Planning Department approval of a street name for the new interior road, and shall pay fees as set forth in the schedule of fees and charges.
18. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$110.00 per parcel) as required by the County Assessor's Office shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
19. Prior to reduction of the setback requirements from 30 feet minimum to those prescribed by the zone, the applicant shall obtain approval of the Exception Request for reduced setbacks from the California Department of Forestry and Fire Protection.
20. Tree removal shall be limited to road and utility extensions associated with this Final Map conducted under a valid grading permit from the County. All other tree removal shall conform to the provision of the Zoning Regulations and may require a Coastal Development Permit and Special Permit. The applicant is responsible from securing all necessary permits from CDF in addition to these requirements.
21. Prior to recordation of Final Map, applicant shall pay to the Humboldt County Community Development Services any unpaid balance associated with the processing of this application.
22. Within five (5) days of the effective date of the approval of this permit, the applicant shall submit a check payable to the Humboldt County Recorder in the amount of \$50.00 (document handling fee) pursuant to Section 711.4 of the Fish and Game Code.
23. The applicant shall convey future development rights to the County of Humboldt for secondary dwelling units and further subdivision of Lots 8, 11 and 12. Release from this conveyance may be pursued at such time that road access from the County Road to the parcels is upgraded to "Road Category 4" standards. The applicant shall initiate action on a "Conveyance and Agreement" on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$386.00) will be required.

24. The property owner shall execute and file with the Planning Division the statement titled "Notice and Acknowledgment Regarding Agricultural Activities in Humboldt County" as required by Section 313-43.2 of the Humboldt County Code. Contact the Planning Division for a copy of the required form.
25. A portion of the subdivision will occur in an area of retained State CDP jurisdiction. The applicant shall secure a CDP or waiver from the California Coastal Commission.

Informational Notes:

1. To minimize costs the applicant is encouraged to bring in written evidence* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division. The applicant should submit the listed item(s) for review as a package as early as possible before the desired date for final map checking and recordation. Post application assistance by the Assigned Planner, with prior appointment, will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. Copies of all required forms and written instructions are included in the final approval packet.

Each item evidencing compliance except legal documents to be recorded should note in the upper right hand corner:

Assessor's Parcel No. _____ Condition _____
(Specify) (Specify)

2. If conifer trees are to be removed from the parcels to clear areas for house sites, then the applicant is requested to contact the California Department of Forestry and Fire Protection Resource Management Office at 677-0761 regarding applicable permits.
3. 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.
4. Site preparation and grading work for subdivision improvements will require a Grading Plan from the Land Use Division of Public Works. Please contact the Land Use Division at 445-7205 for more information concerning permit requirements and processing.
5. The parcels created by this subdivision have utilized the lot size modification provisions of Section 325-11 of the Humboldt County Code. These provisions have enabled the subdivision to create parcels substandard to the zoning minimum parcel size subject to the overall subdivision compliance with General Plan density and other requirements. Any future action to alter one or more of the parcels created by this subdivision (e.g., lot line adjustment) will require that the requested change be viewed in the context of maintaining compliance with the provisions of Section 325-11 for all parcels within this subdivision.
6. The term of the Coastal Development Permit and Special Permit shall run concurrent with the approved tentative map and be valid for a period of 24 months from the effective

date of approval. If necessary, an extension of the Tentative Map and Permit may be requested in accordance with the provisions of Humboldt County Code.

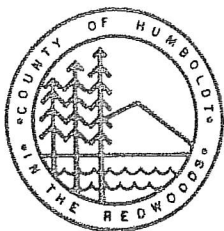


EXHIBIT A
DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707/FAX 445-7409

ARCATA-EUREKA AIRPORT TERMINAL
McGINLEYVILLE


AVIATION 839-5401

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	PARKS	445-7651
ENGINEERING	445-7377	ROADS & EQUIPMENT MAINT.	445-7421
	ARCHITECT	445-7493	

CLARK COMPLEX
HARRIS & H ST., EUREKA
LAND USE 445-7205

TO: Anita Punla, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer 

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE
APPLICATION OF RON DIAS, APN 017-152-011 ET AL,
FMS-03-02 FOR APPROVAL OF A TENTATIVE MAP

DATE: December 8, 2005; REVISED MAY 2, 2006

The following requirements and standards are applicable to this project and must be completed to the specifications and satisfaction of the Department of Public Works (Department) before the subdivision map may be filed with the County Recorder. If there has been a substantial change in the project since the last date shown above, an amended report must be obtained and used in lieu of this report. Prior to commencing the improvements indicated below, please contact the Subdivision Inspector at 445-7205 to schedule a pre-construction conference.

These recommendations are based on the tentative map prepared by Omsberg and Preston dated October 25, 2005. The project proposes the division of 33.3 acres into 13 lots. The project is proposed to be developed in 3 phases.

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

1. MAPPING

(a) Applicant must cause to be filed a final map showing monumentation of all property corners to the satisfaction of this Department in compliance with Section 326-15 of the Humboldt County Code. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.

(b) DEPOSIT: Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Section 326-13, Improvement Review and Inspection Fees, of the Humboldt County Code prior to review of the construction plan, review of the subdivision map, or the construction of improvements, whichever occurs first.

(c) PROOF OF LEGAL ACCESS: Applicant shall provide, to the satisfaction of this Department, proof of recorded access from a publicly maintained road to each lot within the subject property. The width of the access shall be a minimum of 40 feet and shall be shown on the subdivision map.

(d) MAPPING: All easements that encumber the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.

(e) DEDICATIONS: The following shall be dedicated on the subdivision map or as approved by this Department:

(1) Applicant shall cause to be dedicated on the subdivision map an easement for ingress, egress, and public utilities for the benefit of the lots within the subdivision in a manner approved by this Department. The easement shall be a minimum of 40 feet in width. The right of way for the cul-de-sac shall have a radius of 45 feet, unless approved otherwise by this Department.

(2) Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for Mitchell Heights Road and the main access road, or as otherwise approved by this Department.

(3) Applicant shall cause to be conveyed to the County of Humboldt the right to construct secondary dwelling unit(s) on Lots 5, 7, 8, 9, and 10 until such time as the access road serving the lots is improved to a minimum of a Category 4 road standard as determined by this Department. This shall be noted on the development plan to be filed with the Community Development Services Department. A notice of the development plan must be recorded. The content of the notice must be in a manner approved by this Department.

(4) Applicant shall cause to be dedicated to the County of Humboldt the right to discharge storm water runoff from the County roads onto the subdivision in a manner approved by this Department.

(5) Applicant shall cause to be dedicated on the subdivision map an easement for public road purposes to the County of Humboldt over the main access road in a manner and location approved by this Department. The easement shall be a minimum of 40 feet in width. The right of way for the cul-de-sac shall have a radius of 45 feet. The easement shall be rejected at this time.

(f) PHASING: Phasing of the proposed subdivision shall be approved by this Department to ensure orderly development.

2. IMPROVEMENTS

(a) The intersection of the access road to the subdivision with the County road shall be constructed in conformance with the standards for a private road intersection as illustrated in Caltrans standards. The road shall be paved with asphalt concrete (AC) for a minimum of the first 50 feet from the edge of the County road. The access opening must conform to Humboldt County Code Section 341 regarding visibility. This project shall be required to construct improvements to the intersection of Mitchell Heights Road, Ocean Street, the access road to the PG&E substation and the new subdivision road as required by this Department.

(b) CONSTRUCTION PLANS: Construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. The construction plans shall be approved by this Department prior to performing any construction work. Construction plans must be prepared by a Civil Engineer registered by the State of California.

The construction plans shall show the location of all proposed new utilities and any existing utilities within 10 feet of the improvements. The plans shall be signed as approved by the public utility companies having any facilities within the subdivision prior to final approval of the plans for construction by this Department.

Construction plans shall be tied into elevation datum approved by this Department.

(c) Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

(d) A turnaround area as approved by this Department shall be constructed at the end of the main access road and at the end of the secondary access road serving Lots 7 through 10. It shall have the same structural section as the roadway serving the lots.

(e) The access road(s) shall be named as approved by Community Development Services Department - Planning Division.

(f) Street name and traffic control devices may need to be placed as required and approved by this Department. This shall include the centerline striping of Mitchell Heights Road in the location and manner directed by this Department.

(g) ACCESS ROADS: The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

(1) The main access road from Mitchell Heights Road to the cul-de-sac at Lot 7 shall be constructed to a Category 4 road standard having a paved width of 20 feet with 2 foot gravel shoulders. If the shoulders are used for drainage control, the shoulders shall be widened to 4 feet and surfaced with asphalt pavement. At a minimum the entire road shall be constructed with 0.2 foot of Caltrans Type B asphalt concrete (AC) over of 0.5 foot of Caltrans Class 2 aggregate base.

The north bound lane of Mitchell Road at the intersection of Mitchell Heights Road shall be signed and striped with "KEEP CLEAR" to the satisfaction of this Department.

(2) The access road from the cul-de-sac described above to the turnaround on Lot 9 shall be constructed to a Category 3 road standard having a typical section comprised of two 8 foot wide paved driving lanes with two 2 foot wide gravel shoulders. At a minimum the entire road shall be constructed with 0.2 foot of Caltrans Type B asphalt concrete (AC) over of 0.5 foot of Caltrans Class 2 aggregate base.

(3) Applicant shall be required to widen Mitchell Heights Road along the frontage of the subdivision and westerly to Dias Lane to a Category 4 road standard in a manner satisfactory to this Department. The structural section shall be a minimum 0.2 foot of Caltrans Type B asphalt concrete (AC) over a minimum of 0.5 foot of Caltrans Class 2 aggregate base

(4) The proposed improvements may require the undergrounding or relocation of existing facilities. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

(5) The access road to Parcel 5 from the main access road shall be constructed to a Category 2 road standard. This standard has a 12 foot wide gravel traveled way. The entrance of the road shall be paved as directed by this Department. The pavement shall extend for a minimum length of 35 feet from the edge of the main access road.

(6) Applicant proposes to create a secondary access from the end of the main access road through Lots 10 and 11 and adjacent neighbors to the end of Old Stage Coach Road. This secondary access road connects to Spears Road (a dead end road) that connects to Myrtle Avenue. This road shall not be used as access to the lots. It shall be used for emergency services for this subdivision and for the residences that are served off of Spears Road. The road shall be constructed to a Category 2 road standard with interviseble turnouts from the end of the main access road to Old Stage Coach Road in a manner approved by this Department.

(7) Applicant has proposed to rehabilitate the intersection of Mitchell Heights Road with Ocean Street and the access road serving this subdivision and the PG&E substation in a manner approved by this Department. This reconstruction shall improve the visibility at the intersection, relocate part of the intersection to be entirely located within the dedicated right of way, and help to slow down the traffic.

(8) Nothing is intended to prevent the applicant from constructing the improvements described in this referral to a greater standard than required.

(h) DRIVEWAYS: Any new accesses from the County road will require encroachment permits from this Department. The location of existing and proposed driveway aprons (access openings) shall be shown on the construction plans. The proposed accesses will be evaluated after application is received.

All access openings shall conform to Humboldt County Code Section 341 regarding visibility. Any existing accesses that do not conform shall be paved with asphalt concrete for the width of the driveway and a distance of 25 feet from the edge of the County road prior to filing of the map unless waived by this Department.

That portion of a structure used for the parking of vehicles must be set back a minimum of 20 feet from easements created as a condition of tentative map approval for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. A development plan must be created as a condition of approval of the tentative map. The development plan must note this minimum setback condition and indicate graphically the location of the setback line on the lots.

(i) **STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

At a minimum, the structural section shall include 0.2 foot of Caltrans Type B asphalt concrete (AC) over 0.5 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural sections of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. At a minimum, the structural section shall include 0.5 foot of Caltrans Class 2 aggregate base.

(j) **UTILITIES:** If any utilities are required to be installed as a condition of tentative map approval by the Community Development Services Department - Planning Division, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at applicant's expense.

3. DRAINAGE

(a) Applicant must submit a complete hydraulic report and drainage plan for approval by this Department. This shall require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

(b) Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department.

4. GRADING

(a) Applicant shall submit an engineered grading plan to this Department for approval addressing the entire road project construction areas. No grading within the subdivision or off-site rights of way shall occur prior to approval of the plan by this Department.

(b) An erosion control plan (aka, sediment control plan, Storm Water Pollution Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

(c) For construction sites larger than 1 acre, a Notice of Intent (NOI) may be required to be filed with the California Regional Water Quality Control Board. A copy of the NOI, if submitted, shall be provided to this Department prior to the start of construction.

(d) Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

5. MAINTENANCE

The improvements to be constructed as part of this subdivision will not be maintained by the County. Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department.

6. DEVELOPMENT PLAN

(a) The development plan shall be legibly drawn to a convenient scale on 24"x36" mylar, in black ink, unless approved otherwise by this Department.

(b) The development plan shall include all encumbrances of record as shown on a current title report as well as those created on the subdivision map.

(c) The development plan shall include the following to the satisfaction of this Department:

- When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".

- Reference the soils report prepared for the project; including a statement substantially similar to: "See soils report prepared by _____, project no. _____, dated _____, for recommendations, inspections, and special requirements required for development of this subdivision."

- When improvement plans have been prepared in conjunction with proposed subdivision, include a statement substantially similar to: "Improvement plans for roads, driveways, and drainage, etc. are on file with the Department of Public Works".

- Building setbacks to allow for the ultimate development of parcels that could be further subdivided.

(d) The development plan shall include a statement signed by the Surveyor (or Civil Engineer) who signed the subdivision map. The statement shall be substantially similar to the following: "All encumbrances of record as of the date of the referenced title report are correctly shown on this plan; that all encumbrances created on the filed subdivision map are correctly shown on this plan; that approximate distances from existing fence corners to the actual property corners, if not the same, are shown on this plan. Title report prepared by _____, Order No. _____, dated _____."

(e) Applicant shall cause a "Notice of Development Plan" to be recorded in the Office of the County Recorder.

(f) The development plan shall be signed off by this Department prior to official filing with the Planning Division. The plan shall include a signoff block for this Department to sign substantially similar to:

Reviewed by:

Department of Public Works

Date

(g) Typical precise grading/lot drainage details for the lots shall be shown.

(h) The development plan shall show by metes and bounds the emergency access route from the end of the main access road to the end of Old Stage Coach Road as shown on the tentative map in a manner approved by this office. This includes a notation addressing the rights of access acquired off-site.

// END //

c Omsberg & Preston, fax 443-0422
Ron Dias, 2703 Dias Lane, Eureka CA 95503

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

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

A. Subdivision Required Findings:

1. That the proposed subdivision together with the provisions for its design and improvements is consistent with the County's General Plan.
2. That the tentative subdivision map conforms with the requirements and standards of the County's subdivision regulations.
3. That the proposed subdivision conforms to all requirements of the County's zoning regulations.
4. The proposed subdivision is not likely to cause substantial environmental damage.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law, 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.

B. Coastal Development Permit Findings: Section 312-17.1 of the Zoning Regulations of the Humboldt County Code (Required Findings for All Permits) specifies the findings that are required to grant a Coastal Development Permit:

1. The proposed development is in conformance with the County's 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 the conditions under which it may be operated or maintained, will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity; and
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the 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.

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

- a) is categorically or statutorily exempt; or
- b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
- c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Staff Analysis

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

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Rural Residential (RR); §4.10.B. (HBAP)	Development to be consistent with the provision of urban services and adequate circulation systems. Rural Residential with a density of one dwelling unit per 2.5 to 5 acres.	The project results in a modification to the layout of Lots 11, 12 and 13 of the original subdivision. No other changes are proposed. The subdivision is served by community water provided by the Humboldt Community Services District (HCSD) and on-site sewage disposal systems.
Public Services - Rural §3.22 (HBAP)	<p>Development shall be consistent with the goals and policies relating to public services and facilities. All subdivisions shall provide road access to County maintained roads.</p> <p>Water service extensions outside of urban limit shall: a) not remove capacity from serviced areas; b) be compatible with planned uses; c) be paid for by user of the service; and d) in no way degrade fire protection services.</p>	<p>The parcels are served by community water provided by HCSD and on-site sewage disposal systems. Access to the site is from Myrtle Avenue off Mitchell Heights Road via a new private road (Rancho Vista Drive). Public Works has provided Subdivision Requirements that address access improvements. All service providers have indicated that they can support the proposed project.</p> <p>The project is consistent with the service extension policies of the HBAP because: a) HCSD has indicated capacity to serve the proposed development and existing served areas, b) the uses are consistent with the residential rural land use and density standards under the HBAP, c) the subdivider will be responsible for all utility upgrades and extensions, and d) the extension will enhance fire protection by adding additional hydrants and redundant fire flow capacity to area.</p>

Housing §3.20 and §3.28 (HBAP)	Concentrate new development around existing public services and around existing communities. Encourage innovative designs which facilitate optimum use of sites.	Adequate services have been provided to the subdivision. The original subdivision utilized Lot Size Modification and included an exception to lot frontage requirements and lot width to depth ratio in order to optimize subdivision design and residential development consistent with planned density. Staff site inspections and referral agency comments indicate that the proposed parcels are suitable for residential purposes.
Geologic §3.29 (HBAP)	New construction shall be built to help protect occupants from geologic hazards.	The site is in an area of relatively stable to low instability. The site consists of a broad, gently sloping hillside, with slope gradient from 8% to 15%. The R-2 Geologic/Soils Report, with amendment, provides site-specific and general recommendations, and project approval is conditioned upon incorporation of those recommendations. The County Building Inspections Division comments that LACO Associates must review and comment on all final drafts of grading, foundation and landscape plans, and the project has been conditioned accordingly.
Flood Hazards §3.29 (HBAP)	All new development shall conform with the County Flood Insurance Program.	The project site is located outside of a mapped flood hazard area, and is in an area of minimal flooding.
Fire Hazards §3.29 (HBAP)	Use appropriate sections of the Fire Safe Ordinance (FSO) for review of residential development in rural areas.	<p>The General Plan Fire Hazard map indicates that the property is located in an area of low and nil fire hazard rating. Fire jurisdiction is shared by the California Department of Forestry and Fire Protection (CDF) and the Humboldt Bay Fire Protection District.</p> <p>The County Land Use Division recommends conditional approval and provides Subdivision Requirements that address access. Furthermore, the project is conditioned upon conformance of the access road with the County's Fire Safe Regulations, including provision of emergency access to address maximum length of dead-end road.</p>

Biological Resources §3.30 (HBAP)	To protect designated critical and sensitive habitats.	There is no sensitive habitat identified in the area of the subdivision modification. A Calfire Conversion Exemption recently cleared a substantial amount of timber from the property. No impacts to sensitive or critical habitat are anticipated.
Cultural Resources §3.29.1 (HBAP)	To protect designated historical and archeological resources.	The original subdivision was referred to the North Coastal Information Center who recommended project approval. An informational note has been added regarding the legal requirements should ground disturbing activities reveal the presence of resources.

A.2. Subdivision Regulations. The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.).

Section(s)	Summary of Applicable Subdivision Requirements	Evidence Which Supports Making The Subdivision Requirement Finding
Lot Suitability 322-3	All lots shall be suitable for their intended uses.	The staff site inspections and service provider comments all indicate that the parcels are suitable for the proposed residential development.
Access and Drainage 324-1	Improvements shall be required for the safe and orderly movement of people and vehicles.	County Public Works Land Use Division (LUD) has provided a Memo and Subdivision Requirements that address access and drainage. Project approval is conditioned upon satisfaction of these requirements. A Drainage Report has been prepared for the project.
Sewer & Water 324-1 (d)	The subdivider shall construct the sewer and water systems to the standards of the governmental entities, which will accept and maintain those systems.	The lots will be served by community water and on-site sewage disposal systems. Project approval is conditioned upon satisfaction of the requirements of the Humboldt Community Services District and the County Division of Environmental Health for both conventional and "non-standard" systems.
Access Road App. 4-1	Roadway design must incorporate a 40-foot right of way.	The subdivision will be accessed off Mitchell Heights via a newly created private road (Rancho Vista Drive). LUD has provided Subdivision Requirements that address access. Project approval is conditioned upon satisfaction of these requirements, including improvements on Mitchell Heights Drive and provision of an emergency access to address maximum length of dead-end road.
Parking App. 4-2	If the subdivision does not provide for on-street parking, room for four vehicles must be provided for each parcel.	The subdivision is conditioned with a requirement that each lot provide the required off-street parking.

A.3/B.2./B.3. Zoning Compliance. The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in the Humboldt County Coastal Zoning Regulations (HCC).

Zoning	Summary of Applicable Requirement	Evidence
§313-6.4 Rural Residential Agriculture (RA)	Permitted Uses: Single family residential is principally permitted.	The project proposes to modify the layout of Lots 11, 12 and 13 (Phase 3) of the original subdivision. All parcels will be served by community water and provided by the Humboldt Community Services District and on-site wastewater treatment systems.
Min. Parcel Size	2.5 acres	The parcels involved in the modification meet this requirement.
Min. Lot Width	175 feet	The parcels involved in the modification meet this requirement.
Min. Lot Depth	Four (4) times the lot width	The parcels involved in the modification meet this requirement.
Max. Lot Coverage	35%	Future development will be required to comply with this requirement.
Setbacks	30 feet from all property lines, unless applicant obtains exception from the California Department of Forestry and fire Protection.	Future development will be required to comply with this requirement.
Max. Bldg. Height	35 feet	Future development will be required to comply with this requirement.

A.5/B.5. Impact on Residential Density Target. The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 and 322-3.1 Housing Element Densities	The proposed subdivision/ development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element, except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The original project subdivided 33.3 acres into thirteen lots consistent with planned density of 1 dwelling per 2.5 acres. Therefore the project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

A4/B4/C, Environmental Impact. Please see the attached draft Mitigated Negative Declaration.

As lead agency, the Department prepared an addendum to a previously adopted Initial Study and Mitigated Negative Declaration. The initial study evaluated the project for any adverse effects on fish and wildlife resources. Based on the information in the application and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential adverse effect either individually or cumulatively, on fish and wildlife resources or the habitat upon which wildlife depends. The environmental document on file includes a detailed discussion of all relevant environmental issues.

The project was found subject to CEQA and an Addendum to the previously adopted Mitigated Negative Declaration was prepared. Because an Addendum was prepared and no changes were required to the Mitigated Negative Declaration, the provisions of Section 711.4 of the California Fish and Wildlife Code do not apply to this project. Within five (5) days of the effective date of the approval of this project, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$50.00. This requirement appears as Condition 22 of Attachment 1.

ATTACHMENT 3

APPLICANTS' EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Document	Location
Revised Tentative Subdivision Map	Attached
Preliminary Title Report	On file with Planning
Application Form	On file with Planning

ATTACHMENT 4

ADDENDUM TO INITIAL STUDY AND NEGATIVE DECLARATION

ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION

DIAS MODIFICATION PROJECT

SCH NO. 2006052118

***APNs 017-152-022, 017-152-023, 017-152-024, 402-301-011, Eureka area,
Humboldt County***

DRAFT

**Prepared By
Humboldt County Planning and Building Department
3015 H Street, Eureka, CA 95501**

September 2018

Background

Modified Project Description and Project History - The project involves a Modification of a Final Map Subdivision, Coastal Development Permit and Special Permit which was approved September 18, 2008. The original project was for the subdivision of 33.3 acres into thirteen (13) lots ranging in size from 1.25 to 4.51 acres. The subdivision utilized Lot Size Modification, and included an exception to lot frontage requirements and a Special Permit to allow an exception to the lot width to depth ratio. The subdivision was proposed to be developed as Phase 1 (Lots 1 through 3 and Remainder), Phase 2 (Lots 4 through 10 and Remainder) and Phase 3 (Lots 11 through 13). Phase 1 and Phase 2 have already been completed. The Modification will alter the configuration of Lots 11, 12 and 13, the final phase of the subdivision. Also included is a two year extension, in addition to a previously authorized two-year extension and automatic extensions allowed by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116. The parcels will be served by community water and on-site sewage disposal systems. This modification will be heard by the Planning Commission.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously adopted Mitigated Negative Declaration (MND) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent MND have occurred. Section 15162 states that when an MND has been adopted for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration (MND) was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous MND; B) significant effect previously examined will be substantially more severe than shown in the previous MND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Summary of Significant Project Effects and Mitigation Recommended

No changes are proposed for the original project's recommended mitigations.

Other CEQA Considerations

Staff suggests no changes for the revised project.

EXPLANATION OF DECISION NOT TO PREPARE A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION

See **Purpose** statement above.

In every impact category analyzed in this review, the projected consequences of the current project proposal are either the same or less than significantly increased than the initial project for which the Mitigated Negative Declaration was adopted. Based upon this review, the following findings are supported:

FINDINGS

1. The proposed project modification reconfigures Lots 11, 12 and 13 (Phase 3) to reduce the amount of improvements and road work. The nature of the project modification does not trigger any new environmental impacts that were not previously discussed. The mitigation measures adopted with the original project will continue to apply.
2. The circumstances under which the project was approved have not changed substantially. There are no new significant environmental effects and no substantial increases in the severity of previously identified effects.
3. For the modified project there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete. Furthermore, it is concluded that: the current project will not have one or more significant effects not discussed in the previous MND. Also, significant effects previously examined will not be substantially more severe than shown in the previous MND. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and would substantially reduce one or more significant effects of the project. Finally, there are no mitigation measures or alternatives identified in this analysis which are considerably different from those analyzed in the previous MND, and which would substantially reduce one or more significant effects on the environment.

CONCLUSION

Based on these findings it is concluded that an Addendum to the adopted Mitigated Negative Declaration is appropriate to address the requirements under CEQA for the current project proposal. All of the findings, mitigation requirements, and mitigation and monitoring program of the MND are applicable to the current project proposal.

APPENDICES

DIAS SUBDIVISION MODIFICATION PROJECT

- Appendix A. Humboldt County Planning Commission Resolution Adopting the Mitigated Negative Declaration
- Appendix B. Initial Study and Mitigated Negative Declaration

APPENDIX A

Humboldt County Planning Commission Resolution Adopting the Mitigated Negative Declaration

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 06-74**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE DIAS FINAL MAP SUBDIVISION/COASTAL DEVELOPMENT and SPECIAL PERMIT/STREET NAME ASSIGNMENT APPLICATIONS: CASE NO. FMS-03-02/CDP-03-12/SP-03-16/SNA-03-01, ASSESSOR PARCEL NUMBERS 017-152-11 ET AL.

WHEREAS, applicant has submitted a tentative map for a phased subdivision of 33.3 acres to result in thirteen lots, said subdivision utilizes Lot Size Modification and requires a Special Permit to allow an exception to the lot width/depth ratio; and

WHEREAS, the applicant has submitted evidence in support of a Coastal Development Permit for construction of a single family residence with attached garage onto Lots 2 and 3; and

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

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

WHEREAS, the County Planning Division prepared a draft Mitigated Negative Declaration, included in Attachment 3; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed subdivision (Case Nos.: **FMS-03-02/CDP-03-12/SP-03-16/SNA-03-01**);

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

1. The Planning Commission approves the proposed Mitigated Negative Declaration in Attachment 3, as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment.
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Nos. **FMS-03-02/CDP-03-12/SP-03-16/SNA-03-01** based on the submitted evidence.
3. The Planning Commission conditionally approves the proposed subdivision as recommended in the Planning Division staff report for Case Nos. **FMS-03-02/CDP-03-12/SP-03-16/SNA-03-01**.

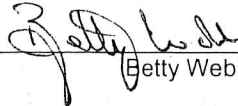
Adopted after review and consideration of all the evidence on June 15, 2006.

The motion was made by COMMISSIONER GEARHEART and seconded by COMMISSIONER EMAD.

AYES:	Commissioners:	EMAD, GEARHEART, HANSIS, KELLY & MURGUIA
NOES:	Commissioners:	NONE
ABSTAIN:	Commissioners:	NONE
ABSENT:	Commissioners:	HERMAN & SMITH

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

Kirk Girard, Director of Community Development Services

By: 
Betty Webb, Clerk

Last day to appeal to the Board of Supervisors: (file with both the Planning Division and the Clerk of the Board).

THE PROJECT IS NOT EFFECTIVE UNTIL ALL APPEAL PERIODS HAVE ENDED.

APPENDIX B

Initial Study and Mitigated Negative Declaration

Mitigated Negative Declaration

1. Project title: DIAS Final Map Subdivision/Coastal Development and Special Permits
2. Lead agency name and address: Humboldt County Community Development Services, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax (707) 445-7446
3. Contact person and phone number: Anita Punla, Senior Planner, Phone: 707-268-3727, Fax: 707-445-7446
4. Project location: : The project site is located in Humboldt County, in the Eureka area, on the north side of Mitchell Heights Drive and on the south side of Myrtle Avenue, approximately 200 feet east from the intersection of Mitchell Heights Drive with Main Street, on the property known as 3127 Mitchell Heights Drive.
5. Project sponsor's name and address: Ronald and Gayla Dias, 2703 Dias Lane, Eureka CA 95503
6. General plan designation: Rural Residential; Humboldt Bay Area Plan (RR; HBAP).
7. Zoning: Rural Residential Agriculture specifying a minimum lot size of 2.5 acres with a Streams and Riparian Corridor Protection combining zone (RA-2.5/R).
8. Description of project: A Coastal Development Permit/Final Map Subdivision of 33.3 acres into thirteen (13) lots ranging in size from 1.25 to 4.51 acres. The subdivision utilizes Lot Size Modification, and includes an exception to lot frontage requirements and a Special Permit to allow an exception to the lot width/depth ratio. The subdivision is proposed to be developed as Phase 1 (Lots 1 through 3 and Remainder), Phase 2 (Lots 4 through 10 and Remainder) and Phase 3 (Lots 11 through 13). The subdivision will site the existing single family residence onto Lot 1. The project includes construction of a 3-bedroom single family residence (approximately 2,400 square feet and 30 feet high with attached garage) on two lots. The parcels will be served by community water and on-site sewage disposal systems. The project includes off-site road improvements to address emergency access and traffic impacts on Mitchell Heights Road. A secondary "gated" emergency access will be constructed over APN 403-011-038 to conform to the County Fire Safe Regulations standard for dead end road length. The project requests exception from the California Department of Forestry and Fire Protection to allow a reduction to the standard 30 foot building setback, and exception to Solar Access Standards. A Street Name Assignment to name the private lane that will serve the subdivision from Mitchell Heights Road
9. Surrounding land uses and setting: The site is in an area planned, zoned and developed for rural residential use. Johnson Ranches is across Myrtle Avenue to the north. A gulch area is adjacent to the project site.
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.) California Regional Water Quality Control Board, California Department of Forestry and Fire Protection, California Coastal Commission; Department of Fish and Game; North Coast Unified Air Quality Management District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a Potentially Significant Impact as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |

- ☐ Public Services
 ☐ Recreation
 ☒ Transportation / Traffic
- ☒ Utilities / Service Systems
 ☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Anita Punla

5-12-06

Signature

Date

ANITA PUNLA, Senior Planner

Printed name

For Humboldt County Community Development Services

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except no Impact answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A No Impact answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A No Impact answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than

significant. potentially Significant Impact is appropriate if there is substantial evidence that an effect may be significant. If there are one or more Potentially Significant Impact entries when the determination is made, an EIR is required.

- 4) negative Declaration: Less Than Significant With Mitigation Incorporated applies where the incorporation of mitigation measures has reduced an effect from Potentially Significant Impact to a less Than Significant Impact. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, earlier Analyses may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addresses. Identify which effects from the above checklist were within the scope of and adequately analyze in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are Less Than Significant with Mitigation Measures Incorporated, describe the mitigation measures which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plan, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats, however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue identify:
 - a) The significant criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

Checklist	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			<input checked="" type="checkbox"/>	

Checklist	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				<input checked="" type="checkbox"/>
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?		<input checked="" type="checkbox"/>		
e) Create objectionable odors affecting a substantial number of people?		<input checked="" type="checkbox"/>		
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			<input checked="" type="checkbox"/>	See Notes
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				<input checked="" type="checkbox"/>

Checklist	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?				<input checked="" type="checkbox"/>
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		<input checked="" type="checkbox"/>		
ii) Strong seismic ground shaking?		<input checked="" type="checkbox"/>		
iii) Seismic-related ground failure, including liquefaction?		<input checked="" type="checkbox"/>		
iv) Landslides?		<input checked="" type="checkbox"/>		
b) Result in substantial soil erosion or the loss of topsoil?		<input checked="" type="checkbox"/>		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		<input checked="" type="checkbox"/>		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				<input checked="" type="checkbox"/>
f)				
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<input checked="" type="checkbox"/>

Checklist	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands?		<input checked="" type="checkbox"/>		
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		<input checked="" type="checkbox"/>		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		<input checked="" type="checkbox"/>		
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		<input checked="" type="checkbox"/>		
f) Otherwise substantially degrade water quality?		<input checked="" type="checkbox"/>		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				<input checked="" type="checkbox"/>
j) Result in inundation by seiche, tsunami, or mudflow?				<input checked="" type="checkbox"/>
9. LAND USE AND PLANNING. Would the project:				

Checklist	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<input checked="" type="checkbox"/>
10. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<input checked="" type="checkbox"/>
11. NOISE. Would the project:				
a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				<input checked="" type="checkbox"/>
b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?				<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			<input checked="" type="checkbox"/>	
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		<input checked="" type="checkbox"/>		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>
g) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>
12. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				<input checked="" type="checkbox"/>

Checklist	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Police protection?				<input checked="" type="checkbox"/>
c) Schools?				<input checked="" type="checkbox"/>
d) Parks?				<input checked="" type="checkbox"/>
e) Other public facilities?				<input checked="" type="checkbox"/>
14. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			<input checked="" type="checkbox"/>	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				<input checked="" type="checkbox"/>
15. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		<input checked="" type="checkbox"/>		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				<input checked="" type="checkbox"/>
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		<input checked="" type="checkbox"/>		
e) Result in inadequate emergency access?		<input checked="" type="checkbox"/>		
f) Result in inadequate parking capacity?				<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				<input checked="" type="checkbox"/>
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<input checked="" type="checkbox"/>
d) Have insufficient water supplies available to serve the project from existing entitlements and resources (i.e., new or expanded entitlements are needed)?				<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				<input checked="" type="checkbox"/>

Checklist	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				<input checked="" type="checkbox"/>
g) Violate any federal, state, and local statutes and regulations related to solid waste?				<input checked="" type="checkbox"/>
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).				<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				<input checked="" type="checkbox"/>

Discussion of Checklist Responses:

1. Aesthetics:

Finding: The project will not affect any scenic vista; will not affect any scenic resources, including but not limited to trees, rock out-crops, and historic buildings within a state scenic highway; and does not have any features or conditions that will degrade the existing visual character or quality of the site and its surroundings. The project will create new sources of light or glare. *Less than significant.*

Discussion: The project is not located in a designated scenic area. The project results in 13 lots, ranging from 1.25 to 4.51 acres, with potential for the development of primary and secondary dwelling units in an area planned, zoned and developed for rural residential use. A gulch area is located adjacent to the site outside of the project limits. No development is proposed that would adversely impact the visual character of the gulch. There will be new light sources in the area, but this increase would be consistent with the rural residential development of the area.

2. Agriculture:

Finding: The project will not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; will not conflict with existing zoning for agricultural use or a Williamson Act Contract; and will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

Discussion: The project does not contain prime farmland, unique farmland, or farmland of statewide importance. The property is not under Williamson Act Contract. The site is designated, zoned and developed for rural residential use. Johnson Ranches, zoned Agriculture Exclusive, is located across Myrtle Avenue, and is served by a spring in the gulch area adjacent to the site. Development is designed to protect this water source. See discussion under *Hydrology and Water Quality*.

3. Air Quality:

Finding: The project will not conflict with or obstruct implementation of the applicable air quality plan; will not violate any air quality standard or contribute substantially to an existing or projected air quality violation; and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). *Unless mitigated*, the project will expose sensitive receptors to substantial pollutant concentrations; and will create objectionable odors affecting a substantial number of people. *Potentially significant unless mitigation incorporated.*

Discussion: The North Coast Air Basin is a non-attainment area for PM₁₀ (particulate matter less than ten micrometers in diameter). All of Humboldt County has been designated by the California State Air Quality Board as being in "non-attainment" for PM-10 air emissions. PM-10 air emissions include chemical emissions and other inhalable particulate matter with an aerodynamic diameter of less than 10 microns. PM-10 emissions include smoke from wood stoves and airborne salts and other particulate matter naturally generated by ocean surf. The North Coast Unified Air Quality Management District (Air Quality District) is responsible for monitoring and enforcing local and state air quality standards. Construction activity will result in some minor fugitive dust emissions from construction of residences, road improvements and installation of utilities, and will create objectionable odors and expose sensitive receptors to pollutants. However, construction activities are temporary, and will incorporate Best Management Practices.

The Air Quality District has advised that, generally, an activity that individually complies with the state and local standards for air quality emissions will not result in a cumulatively considerable increase in the countywide PM-10 air quality violation. Further, the Air Quality District has advised that small construction projects do not

generate particulate matter greater than the local and/or state standard. *As mitigated, project impact is considered to be less than significant.*

Mitigation Measure No. 1: Construction activities shall incorporate Best Management Practices and shall comply with requirements of the Air Quality District. Open-bodied trucks shall be covered when used for transporting materials likely to give rise to airborne dust. Water shall be used for the control of dust in construction operations, the grading of roads or the clearing of land. Construction waste or debris shall not be burned on the project site under any circumstances. Vegetation waste shall not be burned except under conditions established by permit from the Air Quality District. Wood-burning appliances used on the project site for space-heating purposes shall meet Environmental Protection Agency or state requirements for particulate emissions. "Wood-burning appliances" shall include all of the following: any fireplace, or any wood-fired heater that burns wood, pelleted wood, or any other non-gaseous or non-liquid fuels, or any similar device burning any solid fuel used for aesthetic or space-heating purposes, and which has a heat input less than one million British Thermal Units per hour.

4. Biological:

Findings: The project will not affect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; will not affect any federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; will not affect the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites; will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and will not conflict with the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. *Unless mitigated*, the project will affect riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. *Potentially significant unless mitigation incorporated.*

Discussion: There is no adopted Habitat Conservation Plan or Natural Community Conservation Plan or other approved habitat conservation plan. The County General Plan and the Humboldt Bay Area Plan both contain policies that call for the protection of sensitive habitats and critical habitats. A gulch area is located adjacent to the site outside of the project limits. This area will remain undeveloped.

The Humboldt County Natural Diversity Database Mapping shows the entire Eureka area to potentially contain the maple-leaved checker bloom, Humboldt bay wall flower, Oregon coast Indian paint brush, and meadow sedge amongst other plant species. This same mapping also calls out cut throat trout, osprey and the western snowy plover as potential animal species in the area. The Biological information displayed on the map was obtained from the California Department of Fish and Game Natural Diversity Database (2002). While the potential may be present in gulch areas for some of these species, potential in the upland developed residential area is unlikely. Development must be consistent with General Plan policies that protect gulch areas, and must comply with the County's Streamside Management Area Ordinance. *As mitigated, project impact is considered to be less than significant.*

Mitigation Measure No. 2: A Storm Water Pollution Prevention Plan shall be submitted as required by the Regional Water Quality Control Board (Water Board). The project shall incorporate the recommendations of the Drainage Report and the R-2 Geologic/Soils Report. The project shall comply with the County Land Use Division (LUD) Subdivision Requirements, including submission of a complete hydraulic report and drainage plan, an engineered grading plan and an erosion control plan. Construction activities shall incorporate Best Management Practices (BMP's) for Erosion and Sediment Control (ESC) and Contractor Activities (CA) as identified in the California Storm Water Best Management Practice Handbook for Construction Activity.

Development shall be consistent with General Plan policies that protect gulch areas, and shall comply with the County's Streamside Management Area Ordinance.

5. Cultural Resources:

Finding: The project will not affect any historical resource as defined in § 15064.5; will not affect any archaeological resource pursuant to § 15064.5; will not affect any unique paleontological resource or site or unique geologic feature; and will not disturb any human remains, including those interred outside formal cemeteries.

Discussion: No cultural resource sites or materials are known to exist in the project area. The North Coastal Information Center recommends project approval. **However**, it is possible that undiscovered buried archaeological materials could be encountered during construction activities. Project approval is conditioned upon inclusion of an informational note should resources be uncovered during ground-breaking activity.

6. Geology and Soils:

Findings: The project is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risk to life or property; and does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water. *Unless mitigated*, the project will be subject to, or contribute to, substantial geologic hazards including soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i.) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to the Division of Mines and Geology Special Publication 42); ii.) strong seismic ground shaking; iii.) strong seismic related ground failure, including liquefaction and iv.) landslides; and will result in substantial soil erosion or the loss of topsoil. *Potentially significant unless mitigation incorporated.*

Discussion: The North Coast is the location of numerous fault lines and is near the intersection of three tectonic plates. The site is not within an Alquist-Priolo Special Studies Zone. Per the R-2 Geologic/Soils Report, the Fickle Hill Fault Zone is located less than five miles northeast of the property. The site is located in an area of relatively stability to low slope instability. The site consists of a broad, gently sloping hillside, with slope gradient from 8 to 15% with steeper areas in the area of the gulch area. Per the Report, the main engineering geologic and geotechnical hazards appear to be differential settlement of foundations, surface erosion during periods of heavy precipitation, slope instability due to headward erosion of the gulch, and strong earthquake ground-shaking. The Report provides site-specific and general recommendations. Furthermore, Humboldt County is located in a 'Seismic Zone 4' as prescribed by the Uniform Building Code, and all new construction must comply with the Seismic zone 4 standards of the Uniform Building Code and must meet the building safety standard. Construction activities will incorporate Best Management Practices, and will comply with the requirements of the Water Board. The subdivision will be served by community water and on-site sewage disposal systems. The subdivision utilizes both conventional and "non-standard" systems approved by the County Division of Environmental Health. *As mitigated, project impact is considered to be less than significant.*

Mitigation Measure No. 3: A Storm Water Pollution Prevention Plan shall be submitted as required by the Regional Water Quality Control Board (Water Board). The project shall incorporate the recommendations of the Drainage Report and the R-2 Geologic/Soils Report. The project shall comply with the County Land Use Division (LUD) Subdivision Requirements, including submission of a complete hydraulic report and drainage plan, an engineered grading plan and an erosion control plan. Construction activities shall incorporate Best Management Practices (BMP's) for Erosion and Sediment Control (ESC) and Contractor Activities (CA) as identified in the California Storm Water Best Management Practice Handbook for Construction Activity. Construction shall comply with County Building regulations.

7. Hazards and Hazardous Materials:

Findings: The project will not create a hazard to the public or the environment through the routine transport, use or disposal of the hazardous materials; will not create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; will not create a significant hazard to the occupants, the public, or the environment; is not located within an airport land use plan or within two miles of a public airport or public use airport; is not located within the vicinity of a private airstrip; will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. *Unless mitigated*, the project will expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized area or where residences are intermixed with wild lands.

Discussion: The project does not involve the transport, disposal, release, or emission of hazardous materials; is not located on a hazardous materials site; is not located within an airport land use plan; is not located within two miles of an airport; and is not located in the vicinity of an air strip. The project site is located within a State Responsibility Area and is subject to County Fire Safe Regulations. Fire jurisdiction is shared by the California Department of Forestry and Fire Protection (CDF) and the Humboldt No.1 Fire Protection District (Fire District). The County LUD has provided Subdivision Requirements that address access, and project approval is conditioned upon satisfaction of these requirements. Furthermore, a secondary "gated" emergency access will be constructed to conform to Fire Safe standards for dead-end road length. *As mitigated, project impact is considered to be less than significant.*

Mitigation Measure No. 4: The project shall comply with County LUD Subdivision Requirements and shall comply with County Fire Safe Regulations, including construction of a secondary "gated" emergency access to conform to Fire Safe standards for dead-end road length.

8. Hydrology and Water Quality:

Findings: The project will not violate any water quality standards or waste discharge requirements; will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted; will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map; will not place within a 100-year flood hazard area structures which would impede or redirect flood flows; will not expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and will not result in inundation by seiche, tsunami, or mudflow. *Unless mitigated*, the project will degrade water quality; will alter the existing drainage pattern of the site in a manner which would result in substantial erosion or siltation on or off site or substantially increase the rate and amount of surface runoff in a manner which would result in flooding either on- or off- site; will create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. *Potentially significant unless mitigation incorporated.*

Discussion: The project is outside of a mapped flood hazard area, and is in an area of minimal flooding. The gulch area adjacent to the site has a spring utilized by the neighboring Johnson Ranches. All septic and reserve areas are located, and all drainage directed, so as not to adversely impact the spring. A Drainage Report and an R-2 Geologic/Soils Report have been prepared for the project. The County LUD has provided Subdivision Requirements that address drainage and grading, including submittal of a complete hydraulic report and drainage plan, and an engineered grading plan with an erosion control plan addressing erosion

from stormwater runoff and wind. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) will be required for the project. Construction activities will incorporate Best Management Practices. *As mitigated, project impact is considered to be less than significant.*

Mitigation Measure No.5: A Storm Water Pollution Prevention Plan shall be submitted as required by the Regional Water Quality Control Board (Water Board). The project shall incorporate the recommendations of the Drainage Report and the R-2 Geologic/Soils Report. The project shall comply with the County Land Use Division (LUD) Subdivision Requirements, including submission of a complete hydraulic report and drainage plan, an engineered grading plan and an erosion control plan. Construction activities shall incorporate Best Management Practices (BMP's) for Erosion and Sediment Control (ESC) and Contractor Activities (CA) as identified in the California Storm Water Best Management Practice Handbook for Construction Activity.

9. Land Use and Planning:

Findings: The project will not physically divide an established community; will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Discussion: The property is designated, zoned and developed for residential use. The project proposes subdivision into 13 residential lots with potential for development of primary and secondary dwelling units consistent with the plan, zone and rural residential development of the area.

10. Mineral Resources:

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

Discussion: The project does not involve mineral extraction.

11. Noise:

Findings: The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; will not expose persons to or generate ground-borne vibration or ground-borne noise levels; will not expose people residing or working in the project area to excessive noise levels as the project is not located within an airport land use plan, or where such a plan has been adopted or within two miles of a public airport; and will not expose people residing or working in the project area to excessive noise levels as the project is not located within the vicinity of a private airstrip. The project will result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project. *Less than significant. Unless mitigated, the project will result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Potentially significant unless mitigation incorporated.*

Discussion: The project subdivides 33 acres into 13 residential lots ranging from 1.25 to 4.51 acres. Development of the site will result in increases in the existing noise levels, but any increase in noise would be consistent with the rural residential development of the area. The short-term noise impacts are associated with the development and construction activities of on-site and off-site improvements. Construction activities are temporary, and construction hours are restricted. The project is not located within two miles from a public airport and is not located within the vicinity of a private airstrip. *As mitigated, project impact is considered to be less than significant.*

Mitigation Measure No. 6: Hours of construction are limited as follows: 8:00 AM to 6:00 PM on weekdays and 9:00 AM to 5:00 PM Saturdays with no operations on Sundays.

12. Population and Housing

Findings: The project will **not** produce significant population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure); will not displace existing housing, necessitating the construction of replacement housing elsewhere; and will not displace people, necessitating the construction of replacement housing elsewhere.

Discussion: The property is designated, zoned and developed for residential use. The project proposes subdivision into 13 residential lots with potential for development of primary and secondary dwelling units consistent with the plan, zone and rural residential development of the area.

13. Public Services

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

Discussion: All of the public service agencies have either recommended approval or conditional approval for the project, or had no comment. The subdivision is consistent with rural residential development in the area. The subdivision will be served by community water and on-site sewage disposal systems. The subdivision utilizes both conventional and "non-standard" systems approved by the County Division of Environmental Health. The subdivision will be accessed off Mitchell Heights Road, a Category 4 road. See discussion under *Transportation/Traffic*.

14. Recreation

Findings: The project will **not** increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; and does **not** include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Discussion: The property is designated, zoned and developed for residential use. The project proposes subdivision into 13 residential lots with potential for development of primary and secondary dwelling units consistent with the plan, zone and rural residential development of the area. There are 13 parks comprising 136 acres within the Eureka area. There is no evidence that the project will result in a significant adverse impact to recreation.

15. Transportation and Traffic

Findings: The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways; will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; will not result in inadequate parking capacity; and will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). *Unless mitigated*, the project will cause an increase in vehicular traffic in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads,

or congestion at intersections); will substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and will result in inadequate emergency access. *Potentially significant unless mitigation incorporated.*

Discussion: The property fronts both Mitchell Heights Road and Myrtle Avenue. The property has historically used Mitchell Heights Road, and the subdivision is proposed to be accessed from it. The County Land Use Division (LUD) would not approve a new access off Myrtle Avenue unless it is demonstrated that Mitchell Heights Road does not meet subdivision standards or that the road could not be improved to meet those standards. It has been LUD's position and good traffic engineering standards to not support additional road intersections on arterial roads such as Myrtle Avenue where existing alternative routes for access are available. A Traffic Study for Mitchell Heights Road was reviewed by LUD. Under County standards, a Category 4 road, a 20-foot wide traveled way, can serve the volume of traffic. LUD also evaluated the reported history of traffic accidents. The two vehicle accidents do not appear to be related to the geometrics of the road. LUD did a field investigation. Mitchell Heights Road meets a Category 4 road traveled way except between Ocean and Main Streets. LUD has provided Subdivision Requirements including, but not limited to: (1) widening Mitchell Heights Road between Main Street and the intersection of the subdivision to bring the entire road used by the subdivision to Category 4 road standards, and (2) providing additional signing and striping on Mitchell Road to improve the performance of the intersection of Mitchell Road/Myrtle Avenue/Mitchell Heights Road. The site is within a State Responsibility Area and is subject to County Fire Safe Regulations. A secondary "gated" emergency access will be constructed to conform to Fire Safe standards for dead-end road length. *As mitigated, project impact is considered to be less than significant.*

Mitigation Measure No. 7: The project shall comply with LUD Subdivision Requirements including, but not limited to: (1) widening Mitchell Heights Road between Main Street and the intersection of the subdivision to bring the entire road used by the subdivision to Category 4 road standards, and (2) providing additional signing and striping on Mitchell Road to improve the performance of the intersection of Mitchell Road/Myrtle Avenue/Mitchell Heights Road. The project shall comply with County Fire Safe Regulations, including construction of a secondary "gated" emergency access to conform to Fire Safe standards for dead-end road length.

16. Utilities and Service Systems

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

Discussion: The subdivision results in 13 residential lots with the potential for development of primary and secondary dwelling units consistent with the plan, zone and rural residential development in the area. The subdivision will be served by community water provided by the Humboldt Community Services District. The subdivision will be served by on-site sewage disposal systems, both conventional and "non-standard" systems as approved by the County Division of Environmental Health. All service providers have recommended project approval.

17. Mandatory Findings of Significance

Findings: The project does **not** have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects); or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Discussion: Potential project impacts to people or the environment have been mitigated as discussed above. The proposed development does not include any short-term impacts that are to the detriment of long-term environmental goals. The project is designed, mitigated and conditioned with these long term goals in mind, and therefore, the project, as mitigated and conditioned, will not have impacts that are cumulatively considerable.

The project has been reviewed in the context of other recent discretionary approvals in the specific area, in the context of conformance with the policies and standards of the Framework Plan and the Humboldt Bay Area Plan, and in the context of future developments in the area that are known at the time of project review. The project does have impacts that by their nature are potentially cumulative, e.g. increased traffic, surface runoff, noise and light. The potential impacts, when mitigated to a level of insignificance, do not result in cumulatively exceeding the threshold of significance identified in the general plan environmental document.

Consistency with General Plan policies and standards assures to a large degree that potential community wide impacts are addressed. The project has been determined to be consistent with the long term goals of the general plan by virtue of its consistency with the provisions of the general plan and zoning designations. The project represents planned development in the context of the Humboldt County General Plan and the Humboldt Bay Area Plan.

18. Source References List

The following documents, which are available for viewing at the Humboldt County Community Development Department, are cited as providing the background regulations, policies and standards that guide development in Humboldt County: the Humboldt County General Plan, the Humboldt Bay Area Plan, and project file for the project for which this Initial Study was prepared.

19. Earlier Analysis

a) Earlier Analyses Used. The following document(s), available at the Community Development Department, have adequately analyzed one or more effects of the project. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063(c)(3)(D)): Humboldt County General Plan and Humboldt Bay Area Plan

Pursuant to Section 15150 of the California Code of Regulations, the following documents are hereby incorporated by reference. Accordingly, aspects of the environmental setting, impact analysis, recommendations and mitigation measures from the earlier documents apply to this project.

b) Impacts Adequately Addressed. The following effects from the above checklist were within the scope of and adequately analyzed in the document(s) listed above, pursuant to applicable legal standards.

See 18 and 19.a. above

c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Incorporated," the following are mitigation measures that were incorporated or refined from the document(s) described above.

Mitigation Measure No. 1 (Air Quality): Construction activities shall incorporate Best Management Practices and shall comply with requirements of the Air Quality District. Open-bodied trucks shall be covered when used for transporting materials likely to give rise to airborne dust. Water shall be used for the control of dust in construction operations, the grading of roads or the clearing of land. Construction waste or debris shall not be burned on the project site under any circumstances. Vegetation waste shall not be burned except under conditions established by permit from the Air Quality District. Wood-burning appliances used on the project site for space-heating purposes shall meet Environmental Protection Agency or state requirements for particulate emissions. "Wood-burning appliances" shall include all of the following: any fireplace, or any wood-fired heater that burns wood, pelleted wood, or any other non-gaseous or non-liquid fuels, or any similar device burning any solid fuel used for aesthetic or space-heating purposes, and which has a heat input less than one million British Thermal Units per hour.

Timing for Implementation/Compliance: During the construction of subdivision improvements.

Person/Agency Responsible for Monitoring: NCUAQMD and contractor.

Monitoring Frequency: Continuous during construction of subdivision improvements.

Evidence of Compliance: The construction of subdivision improvements and residences comply at all times with the NCUAQMD standards.

Mitigation Measure No. 2 (Biological Resources): A Storm Water Pollution Prevention Plan shall be submitted as required by the Regional Water Quality Control Board (Water Board). The project shall incorporate the recommendations of the Drainage Report and the R-2 Geologic/Soils Report. The project shall comply with the County Land Use Division (LUD) Subdivision Requirements, including submission of a complete hydraulic report and drainage plan, an engineered grading plan and an erosion control plan. Construction activities shall incorporate Best Management Practices (BMP's) for Erosion and Sediment Control (ESC) and Contractor Activities (CA) as identified in the California Storm Water Best Management Practice Handbook for Construction Activity. Development shall be consistent with General Plan policies that protect gulch areas, and shall comply with the County's Streamside Management Area Ordinance.

Timing for Implementation/Compliance: SWPPP to be obtained prior to construction. Other measures to be during the construction of subdivision improvements.

Person/Agency Responsible for Monitoring: RWQCB, LUD and contractor.

Monitoring Frequency: Continuous during construction of subdivision improvements.

Evidence of Compliance: The construction of subdivision improvements and residences comply at all times with the RWQCB standards and LUD requirements.

Mitigation Measure No. 3 (Geology and Soils): A Storm Water Pollution Prevention Plan shall be submitted as required by the Regional Water Quality Control Board (Water Board). The project shall incorporate the recommendations of the Drainage Report and the R-2 Geologic/Soils Report. The project shall comply with the County Land Use Division (LUD) Subdivision Requirements, including submission of a complete hydraulic report and drainage plan, an engineered grading plan and an erosion control plan. Construction activities shall incorporate Best Management Practices (BMP's) for Erosion and Sediment Control (ESC) and Contractor Activities (CA) as identified in the California Storm Water Best Management Practice Handbook for Construction Activity. Construction shall comply with County Building regulations.

Timing for Implementation/Compliance: SWPPP to be obtained prior to construction. Other measures to be during the construction of subdivision improvements.

Person/Agency Responsible for Monitoring: RWQCB, LUD, BID and contractor.

Monitoring Frequency: Continuous during construction of subdivision improvements.

Evidence of Compliance: The construction of subdivision improvements and residences comply at all times with the RWQCB standards and LUD and BID requirements.

Mitigation Measure No. 4 (Hazards and Hazardous Materials): The project shall comply with County LUD Subdivision Requirements and shall comply with County Fire Safe Regulations, including construction of a secondary "gated" emergency access to conform to Fire Safe standards for dead-end road length.

Timing for Implementation/Compliance: During the construction of subdivision improvements.

Person/Agency Responsible for Monitoring: CDF, LUD and contractor.

Monitoring Frequency: Continuous during construction of subdivision improvements.

Evidence of Compliance: The construction of subdivision improvements and residences comply at all times with CDF and LUD requirements.

Mitigation Measure No.5 (Hydrology and Water Quality): A Storm Water Pollution Prevention Plan shall be submitted as required by the Regional Water Quality Control Board (Water Board). The project shall incorporate the recommendations of the Drainage Report and the R-2 Geologic/Soils Report. The project shall comply with the County Land Use Division (LUD) Subdivision Requirements, including submission of a complete hydraulic report and drainage plan, an engineered grading plan and an erosion control plan. Construction activities shall incorporate Best Management Practices (BMP's) for Erosion and Sediment Control (ESC) and Contractor Activities (CA) as identified in the California Storm Water Best Management Practice Handbook for Construction Activity.

Timing for Implementation/Compliance: SWPPP to be obtained prior to construction. Other measures to be during the construction of subdivision improvements.

Person/Agency Responsible for Monitoring: RWQCB, LUD and contractor.

Monitoring Frequency: Continuous during construction of subdivision improvements.

Evidence of Compliance: The construction of subdivision improvements and residences comply at all times with the RWQCB standards and LUD requirements.

Mitigation Measure No. 6 (Noise): Hours of construction are limited as follows: 8:00 AM to 6:00 PM on weekdays and 9:00 AM to 5:00 PM Saturdays with no operations on Sundays.

Timing for Implementation/Compliance: During the construction of subdivision improvements.

Person/Agency Responsible for Monitoring: Contractor.

Monitoring Frequency: Continuous during construction of subdivision improvements.

Evidence of Compliance: The construction of subdivision improvements and residences comply at all times with these requirements.

Mitigation Measure No. 7 (Transportation/Traffic): The project shall comply with LUD Subdivision Requirements including, but not limited to: (1) widening Mitchell Heights Road between Main Street and the intersection of the subdivision to bring the entire road used by the subdivision to Category 4 road standards, and (2) providing additional signing and striping on Mitchell Road to improve the performance of the intersection of Mitchell Road/Myrtle Avenue/Mitchell Heights Road. The project shall comply with County Fire Safe Regulations, including construction of a secondary "gated" emergency access to conform to Fire Safe standards for dead-end road length.

Timing for Implementation/Compliance: During the construction of subdivision improvements.

Person/Agency Responsible for Monitoring: CDF, LUD and contractor.

Monitoring Frequency: Continuous during construction of subdivision improvements.

Evidence of Compliance: The construction of subdivision improvements and residences comply at all times with the CDF and LUD requirements.

ATTACHMENT 5

Referral Agency Comments and Recommendation

Referral Agency	Recommendation	Location
County Building Inspection Division	Approval	On file
Division of Environmental Health	Approval	On file
Humboldt Bay Fire Protection District	Approval	On file
County Public Works, Land Use Division	Conditional Approval	Attached as Exhibit A of Attachment 1
Calfire	Approval	On file
Humboldt Community Services District	Approval	On file
North Coastal Information Center	Approval	On file