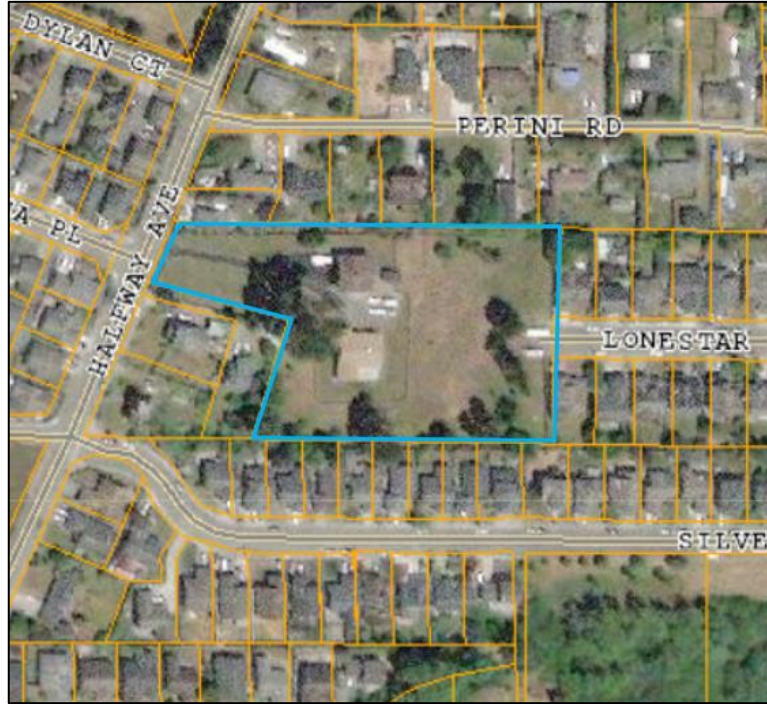


# Jackson Major Subdivision

(PLN-2021-17302)

Initial Study/Mitigated Negative Declaration

February 2022



Prepared By:



County of Humboldt  
Humboldt County Planning Department  
3015 H Street  
Eureka, CA 95501

## **Project Information**

**Project Title:** Jackson Major Subdivision (PLN-2021-17302)

### **Lead Agency**

Humboldt County Planning and Building Department - Planning Division  
3015 H Street  
Eureka, CA 95501  
(707) 445-7541

### **Property Owners**

Thomas Jackson, Jr.  
3241 Halfway Avenue  
McKinleyville, CA 95519

### **Project Applicant**

David Meserve  
910 Grant Avenue  
Arcata, CA 95521

### **Project Location**

The project is located at the east side of the intersection of Halfway Avenue and Yamaha Place, in the McKinleyville area. The project address is 3241 Halfway Avenue. APN: 511-361-058.

### **General Plan Designation**

Residential Low Density (RL), Airport Land Use Compatibility Use Overlay (AP), Density: Range is 1 to 7 units per acre, McKinleyville Community Plan (MCCP), 2017 General Plan, Slope Stability: Relatively Stable (0).

### **Zoning**

Residential One-Family, Manufactured Home and Airport Safety Review Combining Districts (R-1-T-AP).

### **Project Description**

The project is a Major Subdivision of a 3.1-acre parcel into five parcels ranging in size from 6,610 square feet to 10,940 square feet. The proposal also includes creation of a 78,850-square-foot remainder parcel which is improved with an existing single-family dwelling, a manufactured home (Accessory Dwelling Unit (ADU)), detached barn, and shed. Several trees will require removal due to a conflict with future lot development and the location of the proposed cul-de-sac that will service the proposed lots. Sewer and water service is provided to the existing residence by the McKinleyville Community Services District (MCSD) and the new parcels will also receive services from MCSD.

Access to the proposed new lots would occur via a single street extension of Lonestar Drive, with access to individual lots provided by a cul-de-sac street with a hammerhead turn-around. In addition to five residential parcels, an existing 18-foot wide storm drainage easement and 18-inch storm drain will remain on the eastern portion of parcel two. A new water detention basin and vegetated drainage swale will also be constructed to mitigate stormwater runoff from the ultimate anticipated build-out of the subdivision with residential homes and paved driveways. This would be maintained by a homeowner's association, the MCSD or the County.

**Baseline Conditions: Surrounding Land Uses and Setting**

The project is currently developed with a one-story residence, an ADU, and an accessory barn and shed structure. Several clusters of trees are scattered throughout the site. The grade elevation varies from approximately 88 to 93 feet, peaking at the northern extent of the project site. The property borders Halfway Avenue to the west and the terminus of Lonestar Drive to the east. The site is surrounded by single-family neighborhoods. The site is located approximately 1,500 feet south of California Redwood Coast Humboldt County Airport and is located within the Airport Safety Review combining zone.

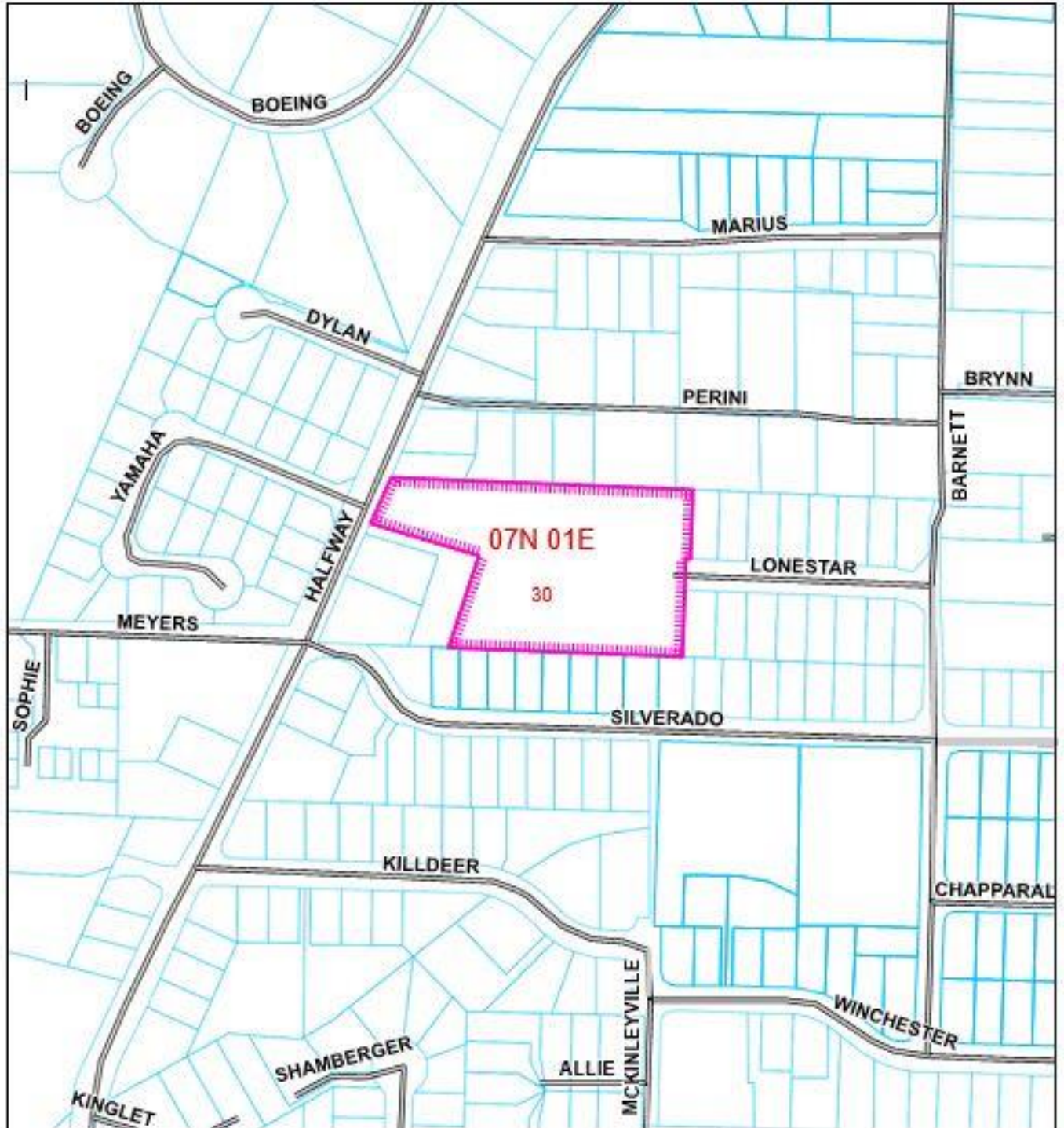
Surrounding land uses:

- North: Single-family residential
- East: Single-family residential
- South: Single-family residential
- West: Single-family residential

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

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?**

Yes. The project was referred to local Tribes, with a formal AB 52 invitation sent in August of 2021. Based on referral responses, including from the Wiyot, Blue Lake Rancheria and Bear Creek Tribes, no further action was deemed necessary. The standard accidental discovery clause of cultural/archaeological resources is provided as a condition of approval of the Final Subdivision Map and mitigation measure.



**LOCATION MAP**

**PROPOSED JACKSON  
FINAL MAP SUBDIVISION  
MCKINLEYVILLE AREA  
PLN-2021-17302  
APN: 204-331-020**

**Project Area =** 

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

**T07N R01E S30 HB&M (Arcata North)**

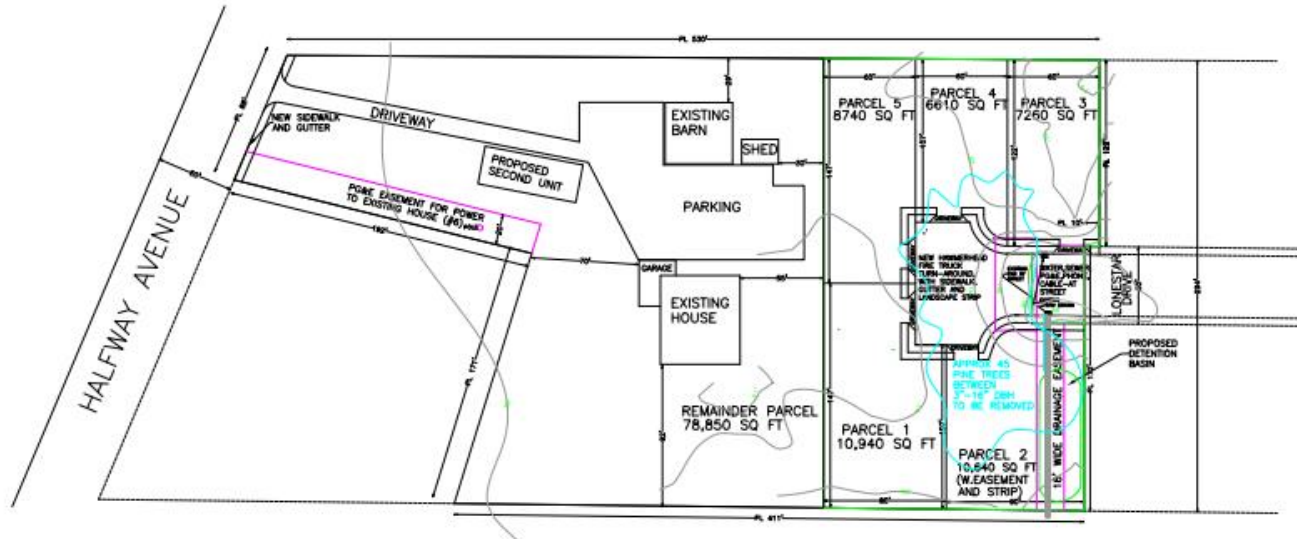




VICINITY MAP

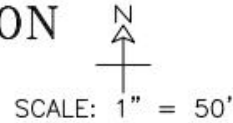
**NOTES:**

- PARCELS HAVE PUBLIC SEWER AND WATER FROM LONESTAR. (SEWER IS 2" PRESSURIZED)
- ELECTRIC POWER FROM TRANSFORMER ON LONESTAR GAS FROM LONESTAR
- CABLE AND PHONE FROM LONESTAR
- NO CREEKS, WELLS, SURFACE WATER, SEWAGE DISPOSAL FIELDS, OR FILLS. GRADES ALL UNDER 15%, EXCEPT 17% AT SOUTH END OF PARCEL 3.
- CONTOURS ESTABLISHED BY PWA TOPOGRAPHIC SURVEY
- EXISTING USE OF PROPERTY: RESIDENTIAL AND PASTURE
- PROPOSED USE OF NEW LOTS: RESIDENTIAL
- EASEMENTS FOR UTILITIES AND FIRE TRUCK TURN-AROUND AT WEST END OF LONESTAR (#7), DRAINAGE EASEMENT FOR STORM DRAIN (#7), AND PO&E EASEMENT FOR OVERHEAD LINES FROM HALFWAY AVE. (#6)—ALL EASEMENTS SHOWN ON MAP
- PROPOSED LOCATION OF DETENTION BASIN (TO BE CONFIRMED IN FINAL DRAINAGE REPORT)
- OUTLINE OF TREE REMOVAL AREA



**TENTATIVE MAP – FIVE LOT SUBDIVISION**

AP# 511-361-058 – 3.1 ACRES TOTAL  
 3241 HALFWAY AVE. MCKINLEYVILLE, CA 95519  
 OWNER: TOM JACKSON



**DAVID MESSERVE**  
 ENGINEER & SURVEYOR  
 810 GRANT AVE.  
 MCKINLEYVILLE, CA 95521  
 707-836-3612  
 AP# 511-361-058  
 OWNER:  
 TOM JACKSON  
 3241 HALFWAY AVE.  
 MCKINLEYVILLE, CA 95519  
 503-581-8471

**JACKSON SUBDIVISION**  
 3241 HALFWAY AVE., MCKINLEYVILLE, CA 95519  
 AP#: 511-361-058

**SITE PLAN**  
 SCALE: 1"=50'  
 DRAWN BY: DM  
 DATE: 12/13/21  
 SHEET:

**A-1**

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

**Determination:** 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 (EIR)** 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 those 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.



February 18, 2022

Signature

Date

Rodney Vandell, Senior Planner  
Printed Name

Humboldt County Planning  
and Building Department

## Evaluation of Environmental Impacts

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- (4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (California Code of Regulations, title 14 Section 15063(c) (3) (D)). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review. **N/A**
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. **N/A**
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project. **N/A**

**Environmental Checklist**

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

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

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

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

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

I. <b>Aesthetics.</b> Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

**Discussion:**

**(a-d) No Impact:** The project site is not within an area mapped or designated with scenic vistas or resources, nor is it in the Coastal Zone where specified areas of scenic values are mapped and certified by the state. The site is located in a largely urbanized area within the McKinleyville community and surrounded by single-family residential neighborhoods on all sides. The proposed subdivision is consistent with the current Zoning and General Plan designation and is consistent with the planned buildout of the area. The project would result in the development of five lots intended for future residential development built on lots ranging in size from approximately 6,610 square feet to 10,940 square feet. The proposal also includes creation of a 78,850-square-foot remainder parcel which is improved with an existing single-family dwelling, an ADU, detached barn, and shed. Future development of the lots would be required to comply with County setback, building height, and lot coverage standards. The County finds no evidence that the subdivision of the parcel within the area will have adverse aesthetic impacts, and there is no indication that the project will increase light or glare or affect nighttime views in the vicinity.



<p><b>II. Agriculture and Forestry Resources.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

**Discussion:**

**(a-e) No Impact:** Neither the subject property nor adjacent lands are forested or within a Williamson Act Contract. The site does contain prime farmland soils. However, the proposed subdivision is consistent with the existing zoning and General Plan designation. One-family residential is a primary and compatible use within the site's R-1-T-AP Zone. The County finds no evidence that the project will result in adverse impacts on agricultural and forestry resources.

<b>III. Air Quality.</b> 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non - attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
<p><b>Discussion:</b></p> <p><b>(a-d) Less Than Significant Impact:</b> The project site is located within the North Coast Air Basin and the jurisdiction of the North Coast Unified Air Quality Management District (NCUAQMD). The North Coast Air Basin generally enjoys good air quality but has been designated non-attainment (does not meet federal minimum ambient air quality standards) for particulate matter less than ten microns in size (PM<sub>10</sub>). To address this, the NCUAQMD adopted a Particulate Matter Attainment Plan in 1995. This plan presents available information about the nature and causes of PM<sub>10</sub> standard exceedance and identifies cost-effective control measures to reduce PM<sub>10</sub> emissions to levels necessary to meet California Ambient Air Quality Standards (CAAQS). These include transportation measures (e.g., public transit, ridesharing, vehicle buy-back programs, traffic flow improvements, bicycle incentives, land use measures (infill development, concentration of higher density adjacent to highways, etc.), and combustion measures (open burning limitations, hearth/wood burning stove limitations; NCUAQMD 1995).</p> <p>The proposed subdivision would divide a parcel into five lots with one remainder lot already developed with a single-family residence and an ADU. The project would not significantly: (1) obstruct implementation of the applicable air quality plan; (2) violate air quality standards; (3) contribute substantially to an existing or projected air quality violation; (4) expose sensitive receptors to substantial pollutant concentrations; or (5) create objectionable odors.</p>				

IV. Biological Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

**Discussion:**

**(a) Less Than Significant with Mitigation Incorporated:** The project site contains a few mature trees and several young trees (Shore Pine and Monterey Pine), and grassland which has been disturbed by horses, and is currently occupied with a single-family residence, an ADU, and accessory structures. The proposed access improvements to the site and future construction of residences on the proposed new lots will require the removal of several trees. A site visit was conducted by County staff and a representative from CDFW on February 16, 2022. During the visit several shore pines (aka beach pine; *Pinus contorta* ssp. *contorta*) were observed on the parcel which would receive consideration as a sensitive natural community pursuant the California Environmental Quality Act (CEQA) guidelines checklist section IV(b). One healthy, 24+” trunk diameter shore pine occurs at 40.963625, -124.110579 and several smaller diameter (<6”) shore pines occur in a cluster of 12 at 40.963851, -124.110421 with non-native Monterey pine hybrids (*Pinus radiata* x *P. attenuate*). Recommendations from CDFW were provided to the County for consideration. The County has determined that two recommendations warrant mitigation measures. They are listed below.

1. Impacts to shore pine that cannot be avoided should be mitigated by planting new shore pines. If the large shore pine is removed, CDFW recommends replanting three new shore pines as replacement (3:1 mitigation ratio). Impacts to smaller shore pines could be mitigated at a ratio of no less than 1:1. There

may be opportunities for mitigation planting in the proposed stormwater detention feature area.

2. Take of native birds and their nests is prohibited by Fish and Game Code 2000 and 3503.

**Mitigation Measure BIO-1: Shore Pines.** As part of the Subdivision Improvement Plans, the Applicant shall show building envelopes on the proposed lots. The location of the property lines and building envelopes shall be adjusted to preserve as many of the shore pines as possible. Shore pines less than 12 inches in diameter that are to be removed shall be replaced at a 1:1 ratio. Shore pines larger than 12 inches in diameter (minus the hazard tree on the north side of the parcel) shall be replaced at a 3:1 ratio. Planting can be on site along the perimeter fence line, or near the proposed detention basin. The trees shall be maintained in a living condition for no less than two years.

**Mitigation Measure BIO-2: Nesting Birds.** Vegetation removal shall occur outside the nesting season (most native birds' nest between March 15 – Aug 15). If vegetation removal during the nesting season must occur, verification of active nest absence shall be conducted by a qualified biologist, and the County Planning Division shall be notified immediately.

**(b-c) No Impact:** The project site is not located within/or adjacent to any riparian habitat nor is it located within/or adjacent to any identified wetlands. The proposed drainage basin associated with the project, if it were to result in the establishment of riparian habitat, would not be subject to County Streamside Management Area (SMA) setback requirements, per Humboldt County General Plan Policy Standard BR-S5 (E): *SMA's do not include watercourses consisting entirely of a man-made drainage ditch, or other man-made drainage device, construction, or system.*

**(d) No Impact:** The project site has no defined watercourses or defined wildlife corridors and would not adversely impact 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.

**(e) No Impact:** The proposed project is not within an area with local policies or ordinances protecting biological resources.

**(f) No Impact:** The project site is not within an adopted or proposed habitat conservation plan. The project area is developed at and surrounded on three sides by urban residential uses. The Department finds no evidence that the project will result in an adverse impact on any habitat conservation plan.

V. Cultural Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		
<b>Discussion:</b>				
<p><b>(a) No Impact:</b> No historical resources have been documented on the undeveloped site. Therefore, the project will have no impact on historical resources defined in California Environmental Quality Act (CEQA) §15064.5.</p> <p><b>(b, c) No Impact:</b> Pursuant to AB52, the project was initially referred to local Tribes, with a formal invitation sent in August of 2021. Based on referral responses, including from the Wiyot, Bear Creek and Blue Lake Rancheria Tribes, no further action was deemed necessary. The Subdivision Improvement Plans will be required to comply with Standard Inadvertent Discovery Protocols.</p>				

VI. Energy. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	
<b>Discussion:</b>				
<p><b>(a-b) Less Than Significant Impact:</b> The project will result in short-term energy consumption during the construction phase, with long-term energy consumption associated with the five new parcels that will support up to five future single-family homes. The construction phase is not anticipated to utilize excessive energy, and the five new homes that could be constructed on the project's five new lots will be compliant with the energy requirements of Title 24 of the Building Code. Solar access will be reviewed and planned for future development on each new lot to ensure natural solar heating is available. The applicant has submitted a conceptual solar study demonstrating that the proposed subdivision can meet compliance with Humboldt County Code Section 322.5.</p>				

VII. Geology and Soils. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic -related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
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?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

**Discussion:**

**(a)(i-iv) No Impact:** The project site is not located within an Alquist-Priolo Earthquake Fault Zone and is located approximately 1000 feet south of the Mad River Fault Zone. Standard County residential construction measures would be implemented as part of building plan review and issuance for new homes. Development associated with the subdivision will therefore not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction. The project site is categorized as relatively stable in the General Plan and has gentle slopes (typically level to three percent grade), with no risk of landslides as a result of the project.

**(b) Less Than Significant Impact:** Any future home construction and interior road improvements will utilize appropriate Best Management Practices (BMPs) which will limit soil erosion and loss of topsoil.

**(c) Less Than Significant Impact:** According to an R2 Preliminary Soils Investigation Report prepared by Pacific Watershed Associates in December 2021, the site is located in a marine terrace consisting primarily of sands, silts and gravels of marine origin with well-developed vegetated areas and clusters of mature tree growth. The site is described as being generally level in gradient with some minor relief areas localized to the eastern portion of the parcel. According to the soils report, soil located within the area of proposed Parcel 3 contains approximately a two-foot thick layer of soft fill that is unsuitable as load bearing soil. This fill material will need to be excavated and removed offsite or stockpiled to be used for landscape fill. According to the Humboldt County Planning and Building GIS portal, the property is mapped in a "relatively stable" slope stability classification area. All future construction activities on the project site, including installation of utilities, roadways and home construction, would be required to adhere to County grading, Building Code requirements. The project is not anticipated to result in the creation of new unstable areas either on- or off-site due to physical changes in a hill slope affecting mass balance or material strength.

**(d) Less Than Significant Impact:** The Preliminary Soils Report prepared for the project by Pacific Watershed Associated in December 2021 determined that the presence of expansive soil (as defined in Table 18-1-B of the Uniform Building Code (1994)) on the site is low, therefore, the project will not create substantial risks to life or property.

**(e) No Impact:** The project will connect to community wastewater services provided by the McKinleyville Community Services District. There will be no on-site sewage disposal as part of the project.

**(f) No Impact:** There are no known paleontological resources or unique geologic features on site.

VIII. Greenhouse Gas Emissions. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Discussion:**

**(a-b) Less Than Significant Impact:** In 2002 the California legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted law requiring the California Air Resources Board (CARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 *et seq.*). In 2006, the California Global Warming Solutions Act (Assembly Bill 32) definitively established the state’s climate change policy and set GHG reduction targets (Health & Safety Code §38500 *et seq.*), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. While methodologies to inventory and quantify local GHG emissions are still being developed, recommendations to reduce residential GHG emissions include promoting energy efficiency in new development.

The proposed project involves the division of a parcel into five lots for single-family residential development. The eventual residential construction on the vacant lots would contribute temporary, short-term increases in air pollution from equipment usage due to construction activities. Because of the temporary nature of the greenhouse gas contributions, coupled with the modest quantity of total emissions, the proposed project would not have a significant impact on the environment, nor conflict with applicable plan, policy, or regulation for the purposes of reducing greenhouse gas emissions. Future residential use would emit limited greenhouse gases.



IX. Hazards and Hazardous Materials. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X
<p><b>Discussion:</b></p> <p><b>(a-g) No Impact:</b> The project site is not included on a list of hazardous material sites, nor does the proposed subdivision involve routine transport, use or disposal of hazardous materials. The site is not within one quarter mile of a school. The project site is approximately 0.3 mile south of the California Redwood Coast – Humboldt County Airport. According to the Humboldt County Airport Land Use Compatibility Plan - Safety Compatibility Criteria, the project site is located within Safety Zone 3*. Maximum residential development within this zone is four dwelling units per acre and maximum lot coverage is not to exceed 60 percent. At full buildout, the residential development within the subdivision would equate to 2.25 units per acre. The Subdivision Improvement Plan will be required to comply with the lot coverage requirements of the Safety Zone. The proposed project will not impact airport operations or be impacted by the Airport with the development of the additional five single family lots. There are no private airstrips within the vicinity of the project site. The site will not result in unanticipated risk to the future residents of the site. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of, or physically interfere with, an adopted emergency response plan.</p>				

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

**Discussion:**

**a) No Impact:** The proposed parcels will be served with water, sewer, and stormwater drainage services by the McKinleyville Community Service District (CSD). The proposed subdivision is consistent with the planned density of the area, in terms of both the County’s Housing Element and the recently adopted Humboldt County General Plan 2017. The proposed subdivision will allow the construction of future single-family dwellings on the proposed parcels and will be serviced by a community water source; therefore the project would not impact existing groundwater supplies. A “will-serve” letter was provided by McKinleyville Community Services District for the project. Therefore, there is no Impact.

**(b) No Impact:** According to the Preliminary Soils Report prepared for the project, groundwater was not encountered at a maximum depth of 7.9 feet and soil mottling was not observed in any exploratory soil borings in December 2021. Additionally, the proposed subdivision will connect to public water supply and will not decrease groundwater supplies within the project site.

**(c, i-iv) Less Than Significant Impact:** According to the soils report prepared for the project, all surface runoff should be dispersed onto native ground and diverted away from foundation areas or unprotected slopes or cutbanks and any concentration of surface runoff should be avoided. A new water detention basin and vegetated drainage swale will also be constructed to mitigate stormwater runoff from the ultimate anticipated build-out of the subdivision with residential homes and paved driveways. California Building Code recommends a minimum of two percent slope gradient for at least 10 feet of horizontal distance to allow for positive drainage away from all structural footings/foundations. Roofline and stormwater runoff management BMPs should be developed by the engineer/architect during construction design drawing development. The project was reviewed by Public Works which recommended that the applicant submit a complete hydraulic report and drainage plan including a Storm Water Pollution

Prevention Plan (SWPP) as a condition of approval. The construction of five single-family residences within the project site will not result in substantial erosion, create significant surface water runoff, exceed stormwater drainage capacity, or impede or redirect flood flows at the site.

**(d-e) No Impact:** The site is located at an elevation of approximately 90-100 feet and is outside the areas subject to tsunami run-up and is not located within the 100- and 500-year floodplains.

A search of the Toxic Substances Environmental website for the project parcel did not identify any active or clean-up sites. No impact would occur with regard to a foreseeable upset and accident conditions involving the release of hazardous materials into the environment, nor would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

XI. Land Use and Planning. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p><b>Discussion:</b></p> <p><b>(a-b) No Impact:</b> The 3.1-acre project site is designated Residential Low Density (RL), Density: Range is 1 to 7 units per acre in the General Plan and per the General Plan's McKinleyville Community Plan. Zoning of the site is Residential One-Family (R-1), Transitional Agricultural Lands (T), and Airport Safety Review (AP). The General Plan and Zoning are intended to support single-family residential development. The proposed project would have a resultant density of approximately 2.25 units/acre, consistent with the land use designation. The subject property would be accessed by a private roadway extension of Lonestar Drive at the eastern property boundary with a hammerhead turn-around. As such, the design of the project would not divide an established community as part of the proposed subdivision. The Department finds there is no evidence that the project will result in significant adverse impact with regard to land use and planning.</p>				

XII. Mineral Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X
<p><b>Discussion:</b></p> <p><b>(a,b) No Impact:</b> On-site soils and geologic resources are not suitable as commodity materials that would be of value to the region or the state. The site is not designated as an important mineral resource recovery site by a local general plan, specific plan, or other land use plan.</p>				

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

**Discussion:**

**(a) Less Than Significant Impact:** Noises generated by the proposed project development will result in a temporary increase during road/access driveway and residence construction as the project may require the use of heavy equipment (excavator, grader, loader, and backhoe). The County limits the construction hours, which will ensure the temporary noise increases do not create a significant impact. Construction of the project does not include equipment that would result in significant ground-borne vibration. No significant permanent change in noise from the existing conditions would result from this project. While the project site is located within the Overflight Notification Area of the California Redwood Coast-Humboldt County Airport, the site is not located within a "N" (Noise) Combining District and therefore future construction of residences on the proposed lots does not require mitigation to reduce noise levels to a maximum of 45-db for all habitable rooms and will be subject to the adopted standards of the Humboldt County Building Code.

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

**Discussion:**

**(a, b) No Impact.** The proposed project would divide a 3.1-acre parcel into five lots (and one remainder lot), suitable for single-family residential development. Single-family residential uses are primary and compatible uses within the plan designation and zoning district. The subdivision is consistent with the planned residential density of the site and project area. The land use designation for the property is Residential Low Density (RL), Density: Range is 1 to 7 units per acre, and the proposed project would have a residential density of 2.25 dwelling units per acre. The portion of the project site proposed for subdivision is undeveloped, and there would be no displacement of people or housing as part of project development. The Department finds no evidence that the project will result in an adverse impact on population and housing.

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

**Discussion:**

**(a-e) Less Than Significant Impact:**

No new or physically altered government facilities are required as a result of the project. The project would not result in substantial adverse physical impacts associated with the provision of 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 protection, police protection, schools, parks, or other public facilities. Fire protection would be available to the project site from the Arcata Fire District, who has recommended project approval. Police protection would be provided by the County Sheriff's Office. The Humboldt County Sheriff's Department was provided with a project referral and no response was received. The project would be required to pay appropriate parks fees as part of compliance with the County's Quimby Act standards, ensuring fair share contribution towards community parks. The McKinleyville Union School District was provided with a project referral and approval was recommended. Impacts to the school district are anticipated to be less than significant with the proposed subdivision however the developer will be required to pay school impact fees prior to issuance of a building permit for each residential dwelling as part of the future development of the site. Therefore, a less than significant impact would occur.

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

**Discussion:**

**(a-b) Less Than Significant Impact:** The project does not include recreational facilities. The project will be conditioned upon payment of parkland dedication fees in lieu of creating a neighborhood park on the site. There are no existing local or neighborhood park facilities that would be substantially impacted by increased use from the development of the proposed lots. The Department finds no evidence that the project will require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

XVII. Transportation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	
<p><b>Discussion:</b></p> <p><b>(a-d) Less Than Significant Impact:</b> The proposed project site has direct access to Lonestar Drive, which is classified as a Local roadway in the General Plan. The project proposes a single extension of Lonestar Drive with hammerhead turn-around to provide private street (and public utility) access to five proposed lots. The Tentative Map indicates a planned 60-foot private roadway to include two travel lanes, parking lanes on each side, a 5-foot landscape planter, and 5-foot-wide sidewalks. Along the frontage of the subject property, Halfway Road will be required to be widened to install curb, gutter, landscape planter, and a five-foot sidewalk. The Land Use Division of Public Works has recommended conditions of approval for the project, including dedication of access, utility, and pedestrian access easements for Halfway Road and Lonestar Drive (private road). This will be addressed as a project condition of the Final Map. As noted above, the Arcata Fire District will not permit on-street parking within the cul-de-sac bulb to ensure adequate emergency vehicle turnaround space is provided. With the creation of five new parcels for single-family residential use, the County finds there is no evidence that the project will result in a change in air traffic patterns (with the closest Airport at a third of a mile to the northeast), nor will it result in increased vehicle miles traveled because it is infill development within a half mile of an existing transit stop. Plus, the proposed development is not anticipated to generate or attract more than 110 trips per day (110 is the number of trips used as a Screening Threshold for Small Projects in the State's Technical Advisory on Evaluating Transportation Impacts in CEQA). Additionally, the project will not conflict with adopted policies supporting transportation.</p>				

XVIII. Tribal Cultural Resources.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				



i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				X

**Discussion:**

**(a-i,ii) No Impact.** Pursuant to AB52, the project was initially referred to local Tribes, with a formal invitation sent in August of 2021. Based on referral responses, including from the Wiyot, Bear Creek and Blue Lake Rancheria Tribes, no further action was deemed necessary. The Subdivision Improvement Plans will be required to comply with Standard Inadvertent Discovery Protocols.

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

**Discussion:**

**(a- e) Less Than Significant Impact:** The County finds there is no evidence that the project will be inconsistent with the planned build-out of the area nor will the project result in a significant adverse impact to utilities and service systems. The 3.1-acre parcel is zoned and planned for residential development. Water and sewage disposal services would be provided by the McKinleyville CSD. Storm water drainage at the site would be addressed through provision of an on-site drainage basin (proposed Parcel 2) and a combination of a bioretention drainage swale and traffic rated trench drains that would be designed to allow stormwater collection and bio-filtration. Final plans for these improvements would be subject to the Division of Public Works review and approval, pursuant to a condition of the Final Map. The County's landfill has capacity to serve the proposed project. The project impact will be less than significant.

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

**Discussion:**

**(a-d) No Impact:** The project is located within the boundaries of, and would be served by, the Arcata Fire District. The project site is located in the urbanized McKinleyville area and is not located in a high-risk wildfire area. Development of the project site and construction of new homes is not expected to exacerbate fire risk or result in temporary or ongoing impacts to the environment. There will be no impact resulting from the project.

<b>XXI. Mandatory Findings of Significance.</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?			X	
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).			X	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

**Discussion:**

**(a-c) Less Than Significant Impact:** The proposed project divides one 3.1-acre lot into five lots (and one remainder lot) suitable for residential development. There is no evidence that the proposed project will significantly degrade the quality of the environment, nor will it have impacts that are individually limited but cumulatively considerable. Based on the project as described in the administrative record, comments from reviewing agencies, a review of the applicable regulations, and discussed herein, the County finds there is no significant evidence to indicate the proposed project as mitigated will have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

**Proposed Mitigation Measures, Monitoring, and Reporting Program**

The Initial Study found that the project could result in potentially significant adverse impacts unless mitigation measures are required. A list of mitigation that addresses and mitigates potentially significant adverse impacts to a level of non-significance follows.

**Biological Resources:**

**Mitigation Measure BIO-1: Shore Pines.** As part of the Subdivision Improvement Plans, the Applicant shall show building envelopes on the proposed lots. The location of the property lines and building envelopes shall be adjusted to preserve as many of the shore pines as possible. Shore pines less than 12 inches in diameter that are to be removed shall be replaced at a 1:1 ratio. Shore pines larger than 12 inches in diameter (minus the hazard tree

identified on the north side of the parcel) shall be replaced at a 3:1 ratio. Planting can be on site along the perimeter fence line, or near the proposed detention basin. The trees shall be maintained in a living condition for no less than two years.

**Mitigation Measure BIO-2: Nesting Birds.** Vegetation removal shall occur outside the nesting season (most native birds' nest between March 15 – Aug 15). If vegetation removal during the nesting season must occur, verification of active nest absence shall be conducted by a qualified biologist, and the County Planning Division shall be notified immediately.

**ATTACHMENT 1**

**HUMBOLDT COUNTY PLANNING & BUILDING DEPARTMENT  
MITIGATION MONITORING & REPORT PROGRAM  
For the Jackson Major Subdivision**

APN: 511-361-058 Number: PLN-2021-17302

Mitigation measures were incorporated into conditions of project approval for the above referenced project. The following is a list of these measures and a verification form that the conditions have been met. For conditions that require on-going monitoring, attach the Monitoring Form for Continuing Requirements for subsequent verifications.

**Mitigation Measures and Applicant Proposed Operating Restrictions:**

**Biological Resources:**

**Mitigation Measure BIO-1: Shore Pines.** As part of the Subdivision Improvement Plans, the Applicant shall show building envelopes on the proposed lots. The location of the property lines and building envelopes shall be adjusted to preserve as many of the shore pines as possible. Shore pines less than 12 inches in diameter that are to be removed shall be replaced at a 1:1 ratio. Shore pines larger than 12 inches in diameter (minus the hazard tree on the north side of the parcel) shall be replaced at a 3:1 ratio. Planting can be on site along the perimeter fence line, or near the proposed detention basin. The trees shall be maintained in a living condition for no less than two years.

<b>Implementation Time Frame</b>	<b>Monitoring Frequency</b>	<b>Date Verified</b>	<b>To Be Verified By</b>	<b>Compliance Yes   No</b>	<b>Comments / Action Taken</b>
During construction activity.	Post completion of subdivision improvements.		HCPB		

**Mitigation Measure BIO-2: Nesting Birds.** Vegetation removal shall occur outside the nesting season (most native birds' nest between March 15 – Aug 15). If vegetation removal during the nesting season must occur, verification of active nest absence shall be conducted by a qualified biologist, and the County Planning Division shall be notified immediately.

<b>Implementation Time Frame</b>	<b>Monitoring Frequency</b>	<b>Date Verified</b>	<b>To Be Verified By</b>	<b>Compliance Yes   No</b>	<b>Comments / Action Taken</b>
If vegetation removal is to occur during the bird nesting season	As needed.		HCPB		